

**B-6**



THIS IS APPROVED ONLY FOR WORK SPECIFIED IN THE APPLICATION  
AND IS NOT TO BE USED FOR ANY OTHER MATTER. DRAFTS ARE NOT TO BE  
MADE FROM THIS SHEET. ALL CHANGES MUST BE MADE ON A  
SEPARATE SHEET.

## Appendix E

### Unit Information

#### COMMERCIAL UNITS

There are three Commercial Units (use group 6). The unit areas are as follows:

Unit	Floor	Area
A	Ground	3,159 SF
A	Mezzanine	530 SF
A	Cellar	3,350 SF
<b>Total unit A</b>		<b>7,039 SF</b>
B	Sub Cellar	1,412 SF
C	Sub Cellar	106 SF

The Sponsor has indicated that the Commercial Units are not intended to be offered for sale at the time of the offering.

#### RESIDENTIAL UNITS

##### 1. General

All Residential Units in the building are Loft Dwellings as defined in the Zoning Resolution.

##### 2. Residential and "Home Occupation" Uses

The Loft Dwelling Units may be occupied by businesses as "accessory uses" under the Zoning Resolution definition of "home occupations". In C6 Districts, the home occupation provisions of Section 12-10 shall apply, except that up to 49 percent of the total floor area of the dwelling unit may be used for a home occupation. Refer to the Zoning Resolution for further definition of restrictions that apply to permitted uses of "home occupation" areas.

There are twenty-five residential units. Each residential unit is numbered by floor. In addition Lofts on the 2<sup>nd</sup> through 10<sup>th</sup> Floors are lettered N for the North Units and S for the South Units.

##### 3. Residential Unit Conditions at the Time of Offering:

###### North Units 2<sup>nd</sup> – 10<sup>th</sup> Floors

###### Units 2N, 3N, 4N, 5N, 6N, 7N, 8N, 9N, 10N:

Master bedroom suite with walk in closet and full bathroom, bathroom, foyer, one living/dining / kitchen with study alcove, one laundry/mechanical room. The units trash/storage room is off the building common corridor.

###### South Units 2<sup>nd</sup> – 10<sup>th</sup> Floors

###### Units 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S, 10S:

Master bedroom suite with walk in closet and full bathroom, Two bedrooms with two full bathrooms, foyer, one living/dining / kitchen, one laundry/mechanical room. The units trash/storage room is located off the building common corridor.

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### Unit Information

#### Full Floor Units 11<sup>th</sup> – 16<sup>th</sup> Floors

##### Units 11, 12, 13, 14, 15, 16:

Master bedroom suite with walk in closet/dressing room, cedar closet and full bathroom, two bedrooms with one full bath room, guest bedroom suite with a full bathroom, private elevator lobby, foyer, gallery, rear hall, one living/dining, kitchen with pantry area, one library with a wood burning fireplace, one home office, one mechanical room, one laundry room, one trash/storage room.

#### Full Floor Unit 17<sup>th</sup> Floor

##### Unit 17:

Master bedroom suite with walk in closet/dressing room, cedar closet and full bathroom, two bedrooms with one full bath and a powder room. Guest bedroom suite with a full bathroom, private elevator lobby, foyer, gallery, rear hall, one living/dining, kitchen with pantry area, one library with a wood burning fireplace, one home office, one mechanical room, one laundry room, one trash storage room.

Unit 17 has an interior stair with access to a new penthouse living area with a powder room. There is access to a private recreational area on a portion of the building's roof with exterior metal stairs to the new roof of the penthouse. Unit 17's exterior area will be divide from the common exterior residential recreational area by a fence. The new penthouse, fence and metal access stairs are pending approval by the New York City Department of Building and New York City Landmarks Preservation Commission.

#### Interior residential stair:

Stair # 5 is a new communication stair between the 17<sup>th</sup> Floor of Unit 17 and Unit 17's new Penthouse Area. The stair will be steel with open risers. The handrail, balustrade and guard rails will be as required by the New York Department of Buildings.

#### **Residential Unit Finishes:**

All room finishes except for the bathrooms, laundry rooms and trash rooms are as follows:

**Walls:** Existing plaster perimeter walls will be patched and painted.

New walls will be painted gypsum board.

**Ceilings:** Existing plaster to remain will be patched and painted.

New ceilings will be painted gypsum board.

**Floors:** Existing concrete floor to be finished polished and sealed or new wood veneer floors will be installed.

Finishes for common areas are as follows:

#### Elevator Lobby

**Walls:** Existing Marble

**Ceilings:** Existing plaster to remain will be patched and painted

**Floors:** Existing Terrazzo

#### Foyer or Hall

**Walls:** Painted gypsum board or Existing plaster to remain will be patched and painted

**Ceilings:** Painted gypsum board

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### Unit Information

**Floors:** Existing concrete floor to be finished polished and sealed or new wood veneer floors will be installed.

All bathrooms, laundry rooms and trash rooms are finished as follows:

#### Master Bathrooms and Guest Bathrooms

**Walls:** Ceramic tile wainscot and painted gypsum board  
**Shower :** Ceramic tile  
**Ceilings:** Painted gypsum board  
**Floors:** Marble tile

#### Powder Rooms

**Walls:** Ceramic tile wainscot and painted gypsum board  
**Ceilings:** Painted gypsum board  
**Floors:** Marble tile

#### Bathrooms

**Walls:** Ceramic tile and painted gypsum board  
**Shower:** Ceramic tile  
**Ceilings:** Painted gypsum board  
**Floors:** Ceramic tile

#### Laundry Rooms/Mechanical Rooms and Trash Rooms

**Walls:** Painted gypsum board  
**Ceilings:** Existing plaster to remain will be patched and painted or painted gypsum board.  
**Floors:** Ceramic tile and base

Gypsum board will be installed on metal studs, furring, and/or black iron as applicable. Drywall at wet locations will be water resistant. The entire Loft will be painted with one coat of primer and two coats of finished latex paint.

#### Residential Unit Bathroom Fixtures and Fittings:

The Sponsor reserves the right to substitute fixtures and fittings with substantially equal or better fixtures and fitting:

#### Single Unit: 11<sup>th</sup> - 17<sup>th</sup> floor (units 11, 12, 13, 14, 15, 16 and 17)

##### Master Bath A

Toilet: Waterworks Richmond elongated water closet  
Lavatory: Two (2) Waterworks Richmond standard pedestal with Waterworks Aero faucet set  
Bathtub: freestanding Waterworks Savoy tub 70" with feet. Waterworks Aero wall mounted faucet set.  
Shower: built in shower with unframed glass doors and stainless steel hardware. Shower faucet set Waterworks Aero concealed shower mix and Julia body spray.

##### Bath A1

Toilet: Waterworks Richmond elongated water closet  
Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set.  
Shower: American Standard alcove shower base 48" x 34" with a glass door

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### Unit Information

#### Bath A2

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set

Bathtub: Kohler K-515 cast iron bath 66" x 32" in white with Waterworks Aero hand shower

#### Guest Bath

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set

Bathtub: Waterworks Classic II tub drop in tub into a marble deck,  
Waterworks Aero faucet set.

Shower: Built in shower with unframed glass doors and stainless steel hardware.  
Shower faucet set Waterworks Aero concealed shower mix.

#### Powder Room

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set

**North Unit: 2<sup>nd</sup> - 10<sup>th</sup> floor (units 2N, 3N, 4N, 5N, 6N, 7N, 8N, 9N 10N)**

#### Master Bath C

Toilet: Waterworks Richmond elongated water closet

Lavatory: Two (2) Waterworks Richmond standard pedestal with  
Waterworks Aero faucet set

Bathtub: Waterworks Classic II tub drop in tub into a marble deck,  
Waterworks Aero faucet set

Shower: built in shower with unframed glass doors and stainless steel hardware.  
Shower faucet set Waterworks Aero concealed shower mixer

#### Bath C

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set

Bathtub: Kohler K-515 cast iron bath 66" x 32" in white with Waterworks Aero hand shower.

**South Unit: 2<sup>nd</sup> - 10<sup>th</sup> floor (units 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S 10S)**

#### Master Bath B

Toilet: Waterworks Richmond elongated water closet

Lavatory: Two (2) Waterworks Richmond standard pedestal with  
Waterworks Easton faucet set

Bathtub: Waterworks Classic II tub drop in tub into a marble deck,  
Waterworks Aero faucet set

Shower: built in shower with unframed glass doors and stainless steel hardware.  
Shower faucet set Waterworks Aero concealed shower mix

#### Bath B1

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set.

Shower: American Standard alcove shower base 48" x 34" with a glass door

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### Unit Information

#### Bath B2

Toilet: Waterworks Richmond elongated water closet

Lavatory: Waterworks Richmond standard pedestal with Waterworks Aero faucet set

Bathtub: Kohler K-515 cast iron bath 66" x 32" in white with Waterworks Aero hand shower

#### Kitchens and Laundries:

The Sponsor reserves the right to substitute equipment with substantially equal or better equipment:

#### FULL FLOOR Unit Kitchen 11<sup>th</sup> - 17<sup>th</sup> floor

(units 11, 12, 13, 14, 15, 16 and 17)

##### Cabinetry:

Boffi Studio Model Grand Chef Finish: Stainless Steel

Countertop Finishes: to be Stainless Steel at the Grand Chef and  
Maple Butcher Block at island and pantry countertops.

upper unit: Aluminum framed glass door

lower unit: Brushed Stainless Steel

Island unit: Laminated MDF Board Finish: Setsil Matte Lacquer Charcoal Grey

Hood: Gaggenau

Fixtures & Fittings: DBL Stainless Steel Sink with Garbage Chute.

Faucet KWC # RBK11C, Chromed Mixer/Sprayer

##### Accessories:

Stainless Steel Garbage Bin

Sliding Butcher Block Cutting Board

Sliding Dish Drain

Sliding Grill

Sliding Stone Warmer

Front Panel for Dishwasher finish: Stainless Steel

##### Appliances:

Range: Gaggenau three VG353-212 Stainless Steel

Refrigerator: Sub Zero Model 550 Refrigerator with automatic ice maker 36" in Stainless Steel

Dishwasher: Bosch

Oven/Microwave: Thermador double oven with microwave.

#### NORTH and SOUTH UNIT KITCHEN 2<sup>nd</sup> - 10<sup>th</sup> floor

(units 2N, 2N, 3N, 3S, 4N, 4S, 5N, 5S, 6N, 6S, 7N, 7S, 8N, 8S, 9N, (9S) 10N, 10S)

##### Cabinetry:

Boffi Studio Model Grand Chef Finish: Stainless Steel

Countertop Finishes: to be Stainless Steel at the Grand Chef

Maple Butcher Block at island counters.

upper unit: Aluminum framed glass door

lower unit: Laminated MDF Board Finish Setsil Matte Lacquer Charcoal Grey

Hood: Thermador

Fixtures & Fittings: DBL Stainless Steel Sink with Garbage Chute.

Faucet KWC # RBK11C, Chromed Mixer/Sprayer

##### Accessories:

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## Appendix E

### Unit Information

Stainless Steel Garbage Bin

Sliding Butcher Block Cutting Board

Sliding Dish Drain

Front Panel for Dishwasher finish: plastic laminate Setsil Matte Lacquer Charcoal Grey

#### Appliances:

Range: Gaggenau KG354-214 natural gas 27" Stainless Steel

Refrigerator: Sub Zero Model 550 Refrigerator with automatic ice maker 36" in Stainless Steel

Dishwasher: Bosch

Oven/Microwave: Thermador oven with microwave

Hood: Thermador

#### Laundry (at all units)

Sink: Eljer Stantray Laundry sink

Washer: GE WSXH208V Horizontal Axis stacking

Dryer: GE DSXH43EV Horizontal Axis stacking

#### 4. Lighting:

North Units 2<sup>nd</sup> – 10<sup>th</sup> Floors 2N, 3N, 4N, 5N, 6N, 7N, 8N, 9N, 10N

Room Name	Fixtures	Remarks
Foyer	MR 16 recessed wall washer down light, incandescent step light	
Living/Dinning Room	Wall Sconces, MR 16 recessed wall washer down light	
Kitchen C	MR 16 recessed down light, ceiling mounted pendant, under cabinet task light	
Laundry Mechanical Room	Incandescent Wall mounted utility fixture	
Study Alcove	Wall Sconces	
Corridor	MR 16 recessed wall washer down light, incandescent step light	
Master Bedroom	Wall Sconces	
Closet	Track Light halogen lamps	
Master Bath C	MR 16 recessed down light, recessed shower down light, surface mounted fluorescent fixture over mirror	
Trash Storage	Incandescent wall mounted utility fixture	

South Units 2<sup>nd</sup> – 10<sup>th</sup> Floors 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S, 10S

Room Name	Fixtures	Remarks
Corridor	MR 16 recessed wall washer down light, incandescent step light	
Foyer	MR 16 recessed wall washer down light, incandescent step light	
Living/Dinning Room	Wall Sconces, MR 16 recessed wall washer down light	
Kitchen B	MR 16 recessed down light, Ceiling mounted	

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	Pendent, under cabinet task light	
Laundry Mechanical Room	Incandescent Wall mounted Utility	
Bed Rooms	Wall Sconces, MR 16 recessed downlight	
Bath B1 & B2	MR 16 recessed down light, recessed shower down light, Surface Mounted fluorescent fixture over mirror	
Master Bedroom	Wall Sconces, MR 16 recessed down light	
Closet	Track Light halogen lamps	
Master Bath B	MR 16 recessed down light, recessed shower down light, Surface Mounted fluorescent fixture over mirror	
Trash Storage	Incandescent wall mounted utility fixture	

2<sup>nd</sup>- 10<sup>th</sup> Floors (Areas other then the North and South Units)

Room Name	Fixtures	Remarks
Elevator Lobby	Recessed incandescent wall washer downlight,	
Entry	Wall Sconce	
Corridor	Incandescent wall mounted utility fixture	

Full Floor Units 11, 12, 13, 14, 15, 16 and 17

Room Name	Fixtures	Remarks
Gallery	Recessed Track Light , Surface mounted incandescent pendent, incandescent step light	
Rear Hall	MR 16 recessed wall washer down light, Surface mounted incandescent pendent, incandescent step light	
Living / Dinning Room	Wall Sconces	
Kitchen A	MR 16 recessed down light, Ceiling mounted pendent, under cabinet task light	
Pantry	MR 16 recessed wall washer down light	
Laundry/Mechanical Room	Incandescent Wall mounted Utility	
Home Office	MR 16 recessed down light	
Bed Rooms	Wall Sconces, MR 16 recessed downlight	
Guest Bath A, BathA1 & A2	MR 16 recessed down light, recessed shower down light, Surface Mounted fluorescent fixture over mirror	
Powder Room	MR 16 recessed down light, Surface Mounted fluorescent fixture over mirror	
Master Bedroom	Wall Sconces, MR 16 recessed down light	
Closet	Track Light halogen lamps	

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# Appendix F

## Unit Areas

UNIT	AREA
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**Sub Cellar Floor**

Unit B	1,412 SF
Unit C	106 SF
Building Common Area	4,088 SF
Total Area	5,606 SF

**Cellar Floor**

Unit A	3,313 SF
Building Common Area	2,293 SF
Total Area	5,606 SF

**Ground Floor**

Unit A	2,492 SF
Building Common Area	3,114 SF
Total Area	5,606 SF

**Mezzanine Floor**

Unit # A	557 SF
Building Common Area	624 SF
Total Area	1,181 SF

**Floors 2<sup>nd</sup> – 4<sup>th</sup>**

Unit 2N, 3N, 4N	1,895 SF
Unit 2S, 3S, 4S	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

**Floors 5<sup>th</sup> – 6<sup>th</sup>**

Unit 5N, 6N	1,895 SF
Unit 5S, 6S	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

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# Appendix F

Unit Areas

Floor 7<sup>th</sup>

Unit 7N	1,895 SF
Unit 7S	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

Floor 8<sup>th</sup>

Unit 8N	1,895 SF
Unit 8S	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

Floors 9<sup>th</sup> – 10<sup>th</sup>

Unit 9N, 10N	1,895 SF
Unit 9N, 10N	2,633 SF
Building Common Area	1,078 SF
Total Area	5,606 SF

Floors 11<sup>th</sup> – 16<sup>th</sup>

Unit 11, 12, 13, 14, 15, 16	5,027 SF
Building Common Area	579 SF
Total Area	5,606 SF

17<sup>th</sup> Floor

Unit 17 (Interior Area)	5,027 SF
Building Common Area	579 SF
Total Area	5,606 SF

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# Appendix F

Unit Areas

**18<sup>th</sup> Floor Roof Plan**

<b>Unit 17 (Interior Area)</b>	<b>543 SF</b>
<b>Exterior Area for Unit 17</b>	<b>1,331 SF</b>
<b>Common Recreational Interior Area</b>	<b>634 SF</b>
<b>Common Recreational Exterior Area</b>	<b>2,186 SF</b>
<b>Total Common Recreational Space</b>	<b>2,820 SF</b>
<b>Building Common Area other than Common Recreational Area</b>	<b>912 SF</b>
<b>Total Area</b>	<b>5,606 SF</b>

**Roof of Penthouse**

<b>Exterior Area for Unit 17</b>	<b>543 SF</b>

**Penthouse First Level Plan**

<b>Exterior Area for Unit 17</b>	<b>320 SF</b>

**Total Area for Unit 17**

<b>Total Interior Area for Unit 17</b>	<b>5,570 SF</b>
<b>Total Exterior Area for Unit 17</b>	<b>2,194 SF</b>

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# Appendix G

Floor and Site Plans

## Architect's and Engineer's Report

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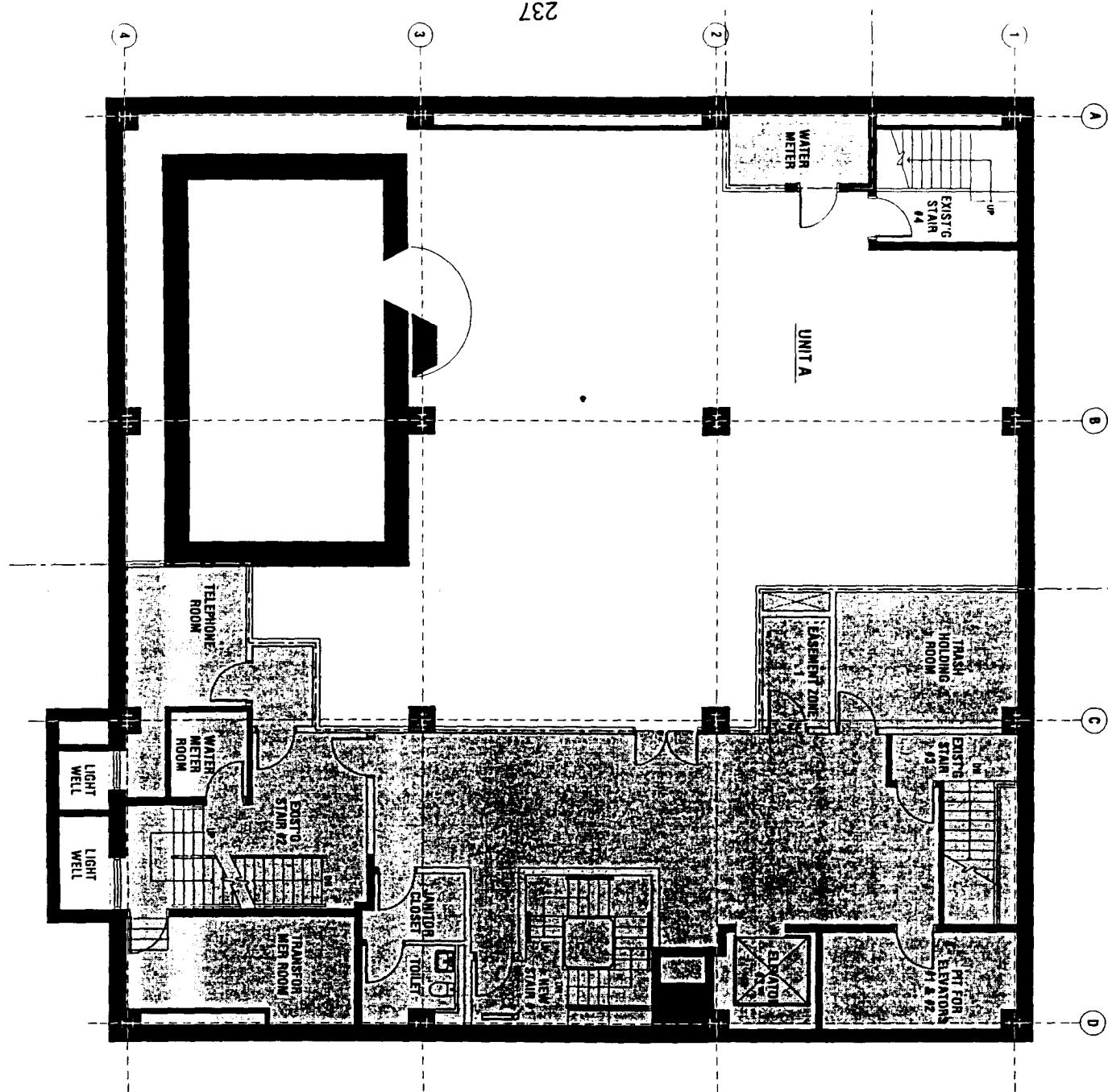
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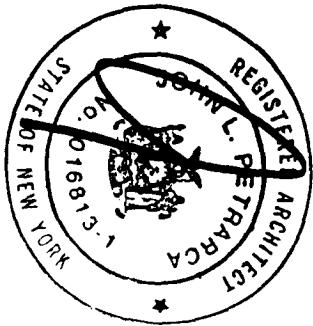
**FLOOR PLANS**

All dimensions of the following floor plans and Schedule B of the Declaration are approximate and may exceed the usable floor area of the Unit which is so depicted. The following floor plans are subject to variations between such floor plans and the actual condominium floor plans to be filed with the Office of the City Register, New York County, and to changes in fenestration and other revisions which are deemed advisable by the local department of buildings or other agencies having jurisdiction over same, or which are necessitated by job conditions, or are permitted to be made by Sponsor in accordance with the Plan.

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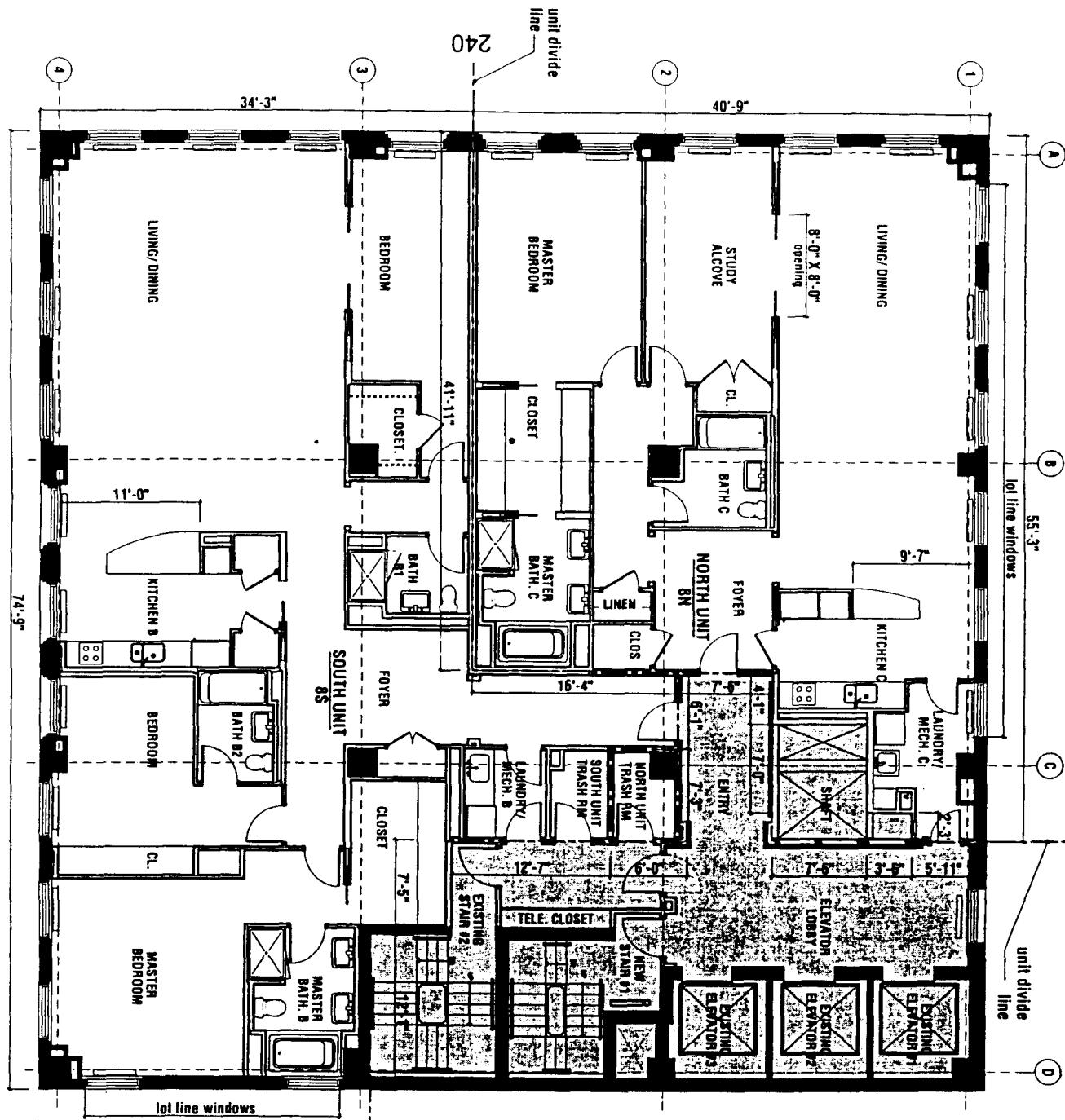
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Revised April 27, 1999  
date  
**CELLAR FLOOR PLAN**  
drawing title  
**AG-02**  
drawing number



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ARCHITECT'S CERTIFICATION  
STATE OF NEW YORK  
COUNTRY OF NEW YORK

THE  
**FRANKLIN**  
TOWER  
90 FRANKLIN STREET, NEW YORK, NY 10013



THE

**FRANKLIN  
TOWER**

90 FRANKLIN STREET NEW YORK NY 10013

## ARCHITECT'S CERTIFICATION

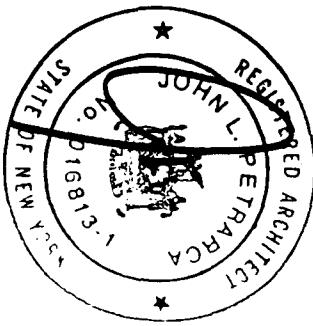
STATE OF NEW YORK

COUNTY OF NEW YORK

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## UNIT AREAS:

<input type="checkbox"/> UNIT 8N	1,495sf
<input type="checkbox"/> UNIT 8S	2,633sf
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TOTAL AREA	5,606sf

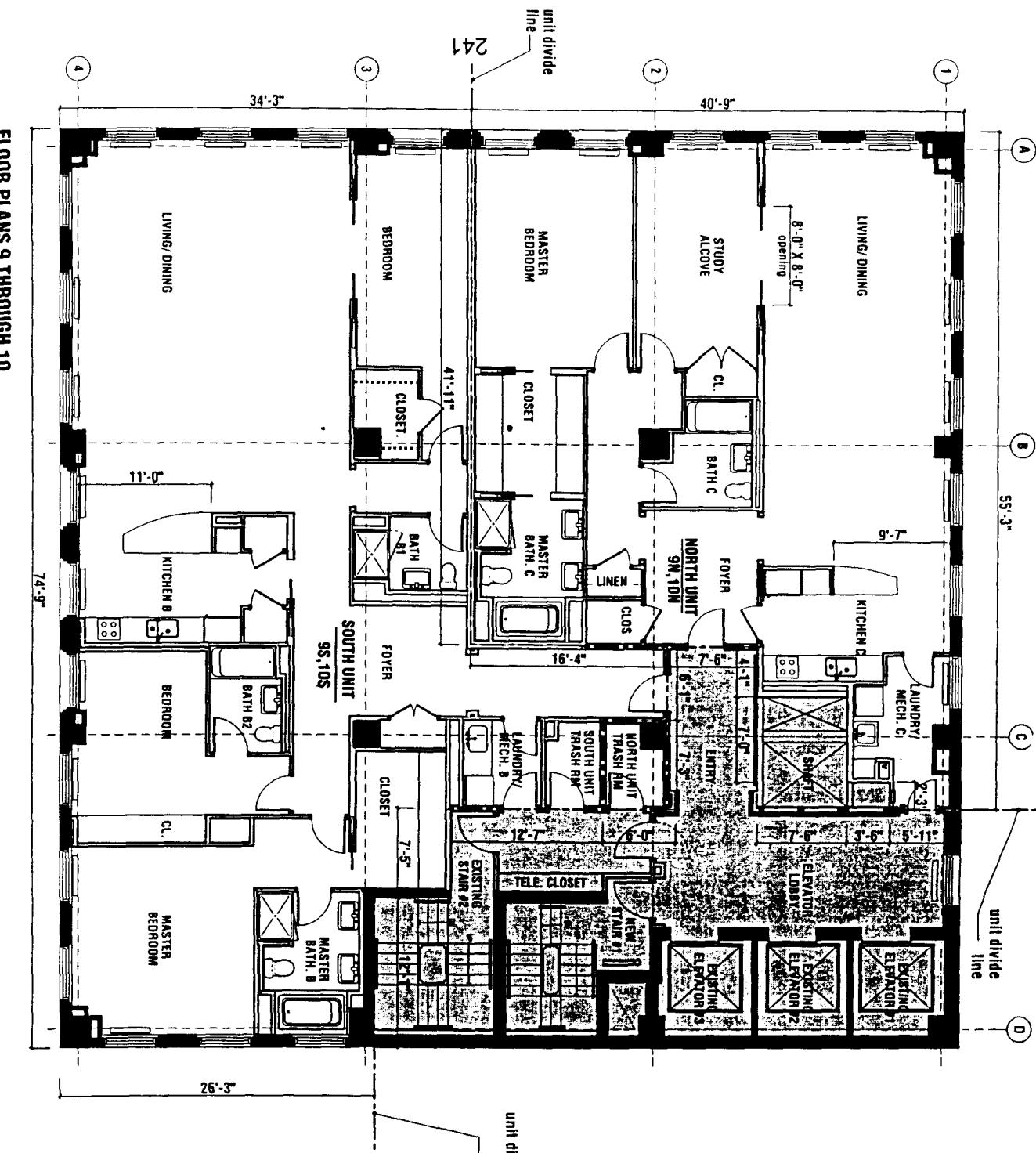


8TH FLOOR PLAN  
drawing title  
**AG-08**  
drawing number

Revised April 27, 1999  
date

seal

0' 2' 5' 10' 20'  
scale



**THE  
FRANKLIN  
TOWER**

90 FRANKLIN STREET, NEW YORK, NY 10013

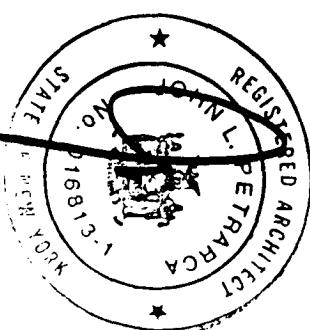
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UNIT AREAS:

<input type="checkbox"/> UNITS 9N, 10N	1,895sf
<input type="checkbox"/> UNITS 9S, 10S	2,633sf
<input checked="" type="checkbox"/> BUILDING COMMON AREA	1,078sf
TOTAL AREA	5,606sf

unit divide  
line



Seal

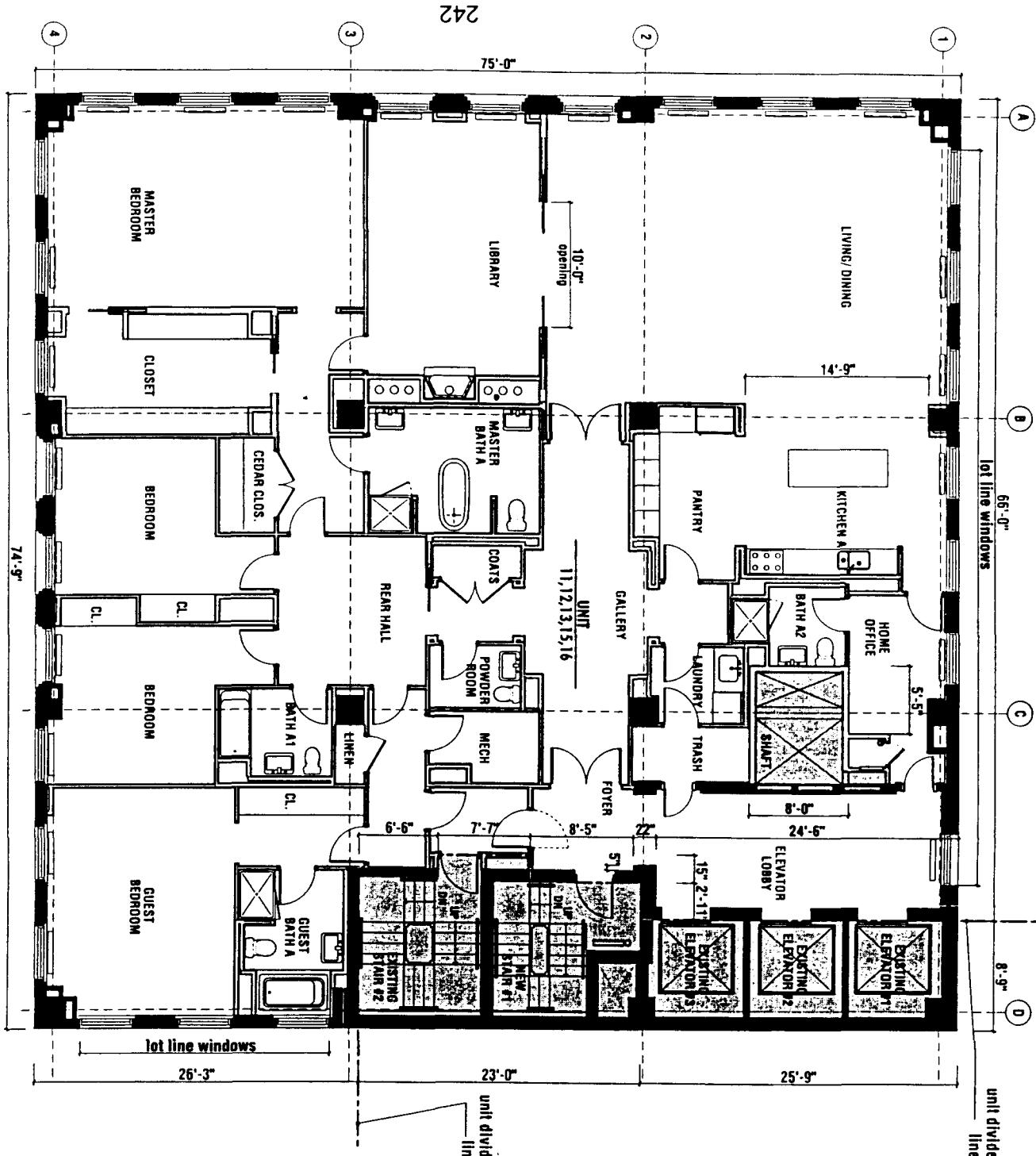
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**FLOOR PLANS  
9 THROUGH 10**

**AG-09**

drawing number





THE

**FRANKLIN**

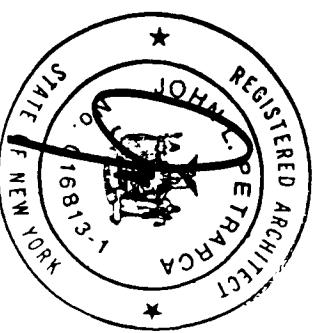
**I U W E R**  
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BUILDINGS, CITY OF NEW YORK AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION AND APPROXIMATE DIMENSIONS OF THE UNITS TO BE BUILT

<input type="checkbox"/>	UNITS 11,12,13,14,15,16	\$,027sf
<input checked="" type="checkbox"/>	BUILDING COMMON AREA	579sf
<b>TOTAL AREA</b>		<b>\$,606sf</b>



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date

**FLOOR PLANS  
11 THROUGH 16**

**AG-10**  
drawing number

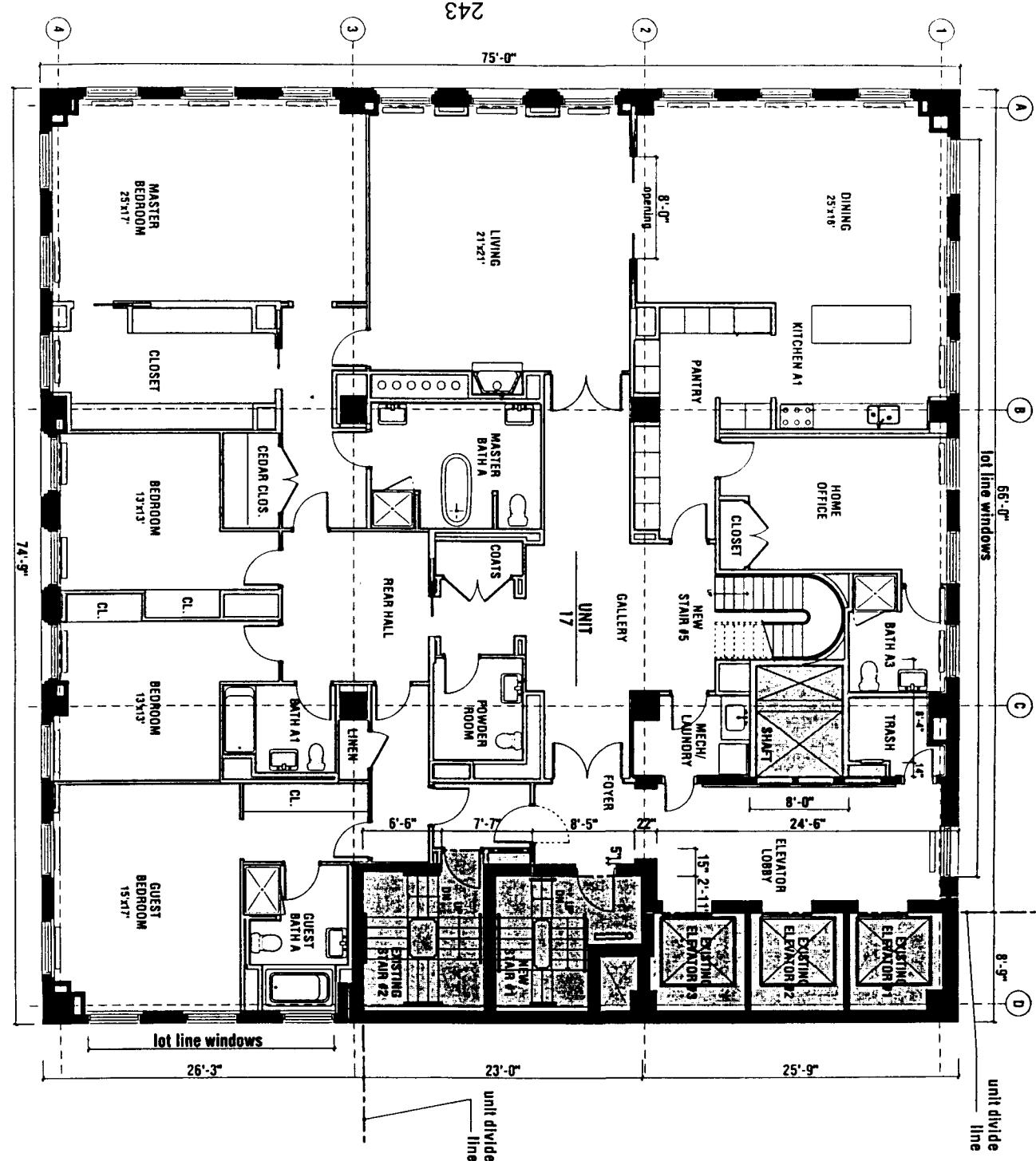


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**17TH FLOOR PLAN**



**THE  
FRANKLIN  
TOWER**

90 FRANKLIN STREET, NEW YORK, NY 10013

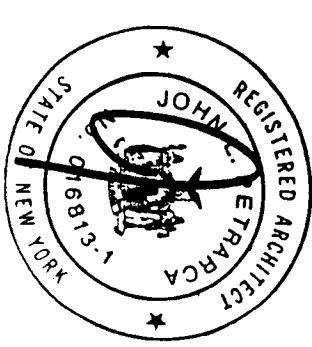
**ARCHITECT'S CERTIFICATION**

STATE OF NEW YORK  
COUNTY OF NEW YORK

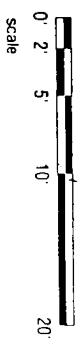
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**UNIT AREAS:**

<input type="checkbox"/>	UNITS 17	5,027sf
<input checked="" type="checkbox"/>	BUILDING COMMON AREA	579sf
<input type="checkbox"/>	TOTAL AREA	5,606sf



seal  
Revised April 27, 1999  
drawing title  
**17TH FLOOR PLAN**  
drawing number  
**AG-11**



ADDITION OF PENTHOUSE AND EXTERIOR  
STAIR IS PENDING N.Y.C. LANDMARKS  
PRESERVATION COMMISSION APPROVAL

THE  
**FRANKLIN**  
**TOWER**

90 FRANKLIN STREET, NEW YORK, NY 10013

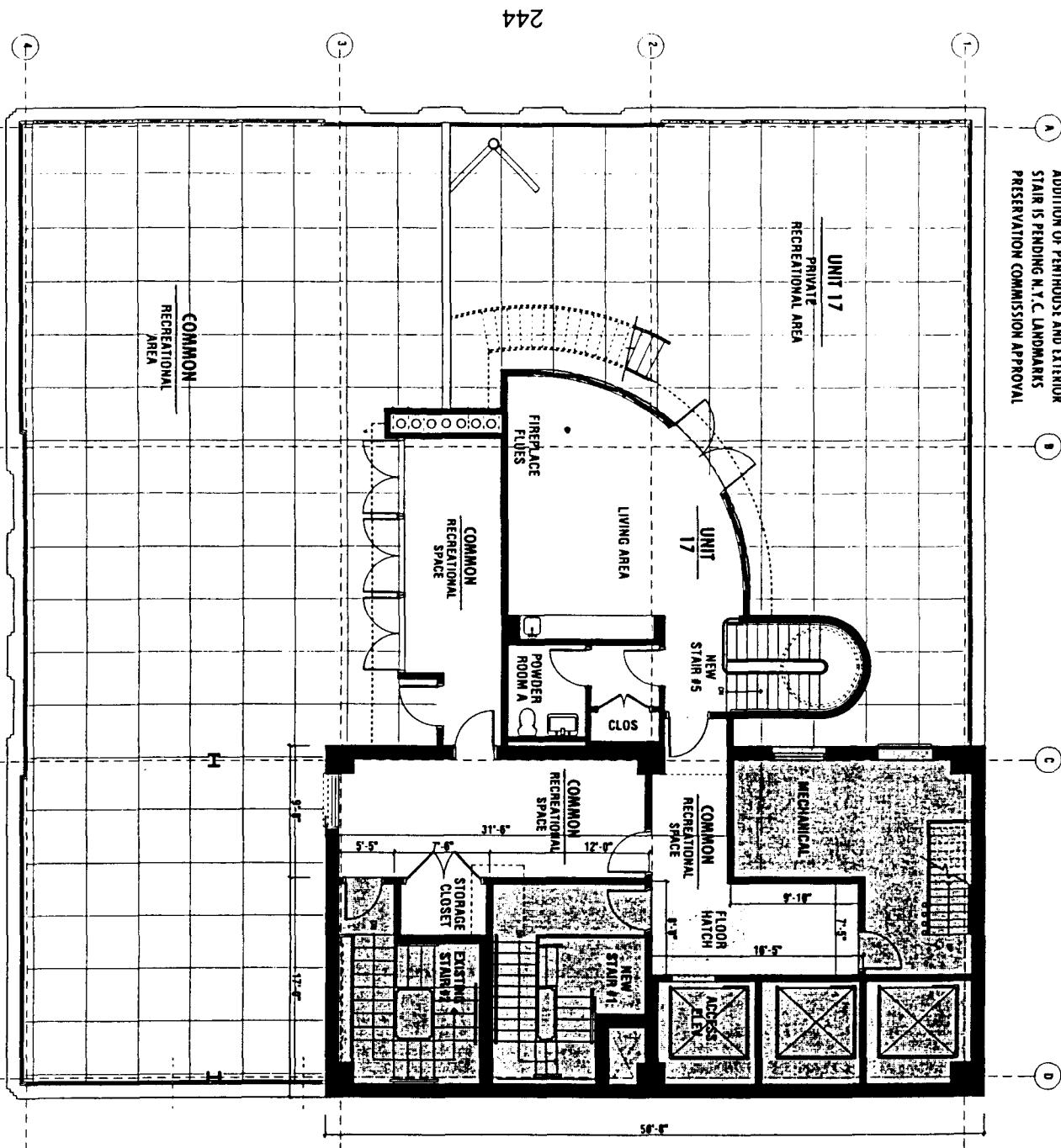
ARCHITECT'S CERTIFICATION  
STATE OF NEW YORK  
COUNTY OF NEW YORK

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UNIT AREAS:

- UNIT 17 (INTERIOR AREA) 543sf
- UNIT 17 (EXTERIOR AREA) 1,331sf
- COMMON RECREATIONAL (INTERIOR SPACE) 634 sf
- COMMON RECREATIONAL (EXTERIOR AREA) 2,186sf
- BUILDING COMMON AREA OTHER THAN COMMON RECREATIONAL AREA 912sf

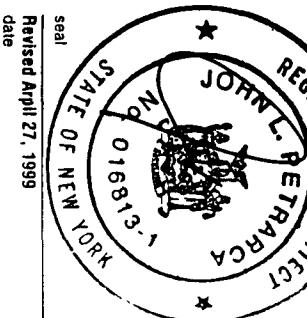
TOTAL BUILT UP AREA 5,606 sf



17TH FLOOR/ROOF PLAN

PENTHOUSE/  
ROOF PLAN  
drawing title

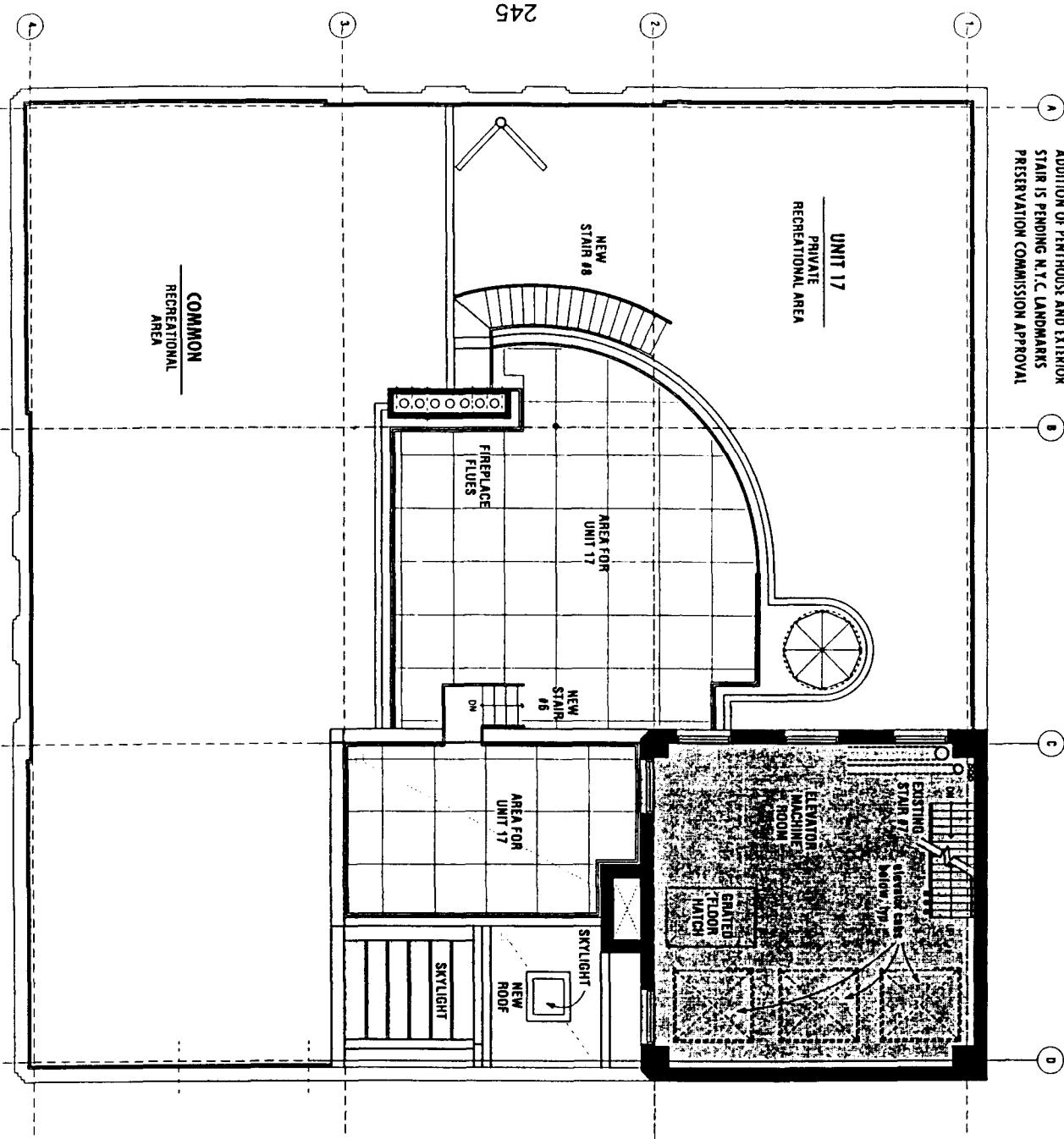
AG-12



date  
Revised April 27, 1999

0 2 5 10'

0 2 5 10'



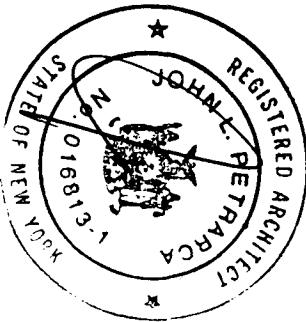
**THE  
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**UNIT AREAS:**

<input type="checkbox"/> EXTERIOR AREA FOR UNIT 17 @ PENTHOUSE ROOF	543sf
<input type="checkbox"/> EXTERIOR AREA FOR UNIT 17 @ 1ST LEVEL PLAN	320sf
<b>TOTAL AREA</b>	<b>863sf</b>



Seal  
Revised April 27, 1999  
date  
drawing title

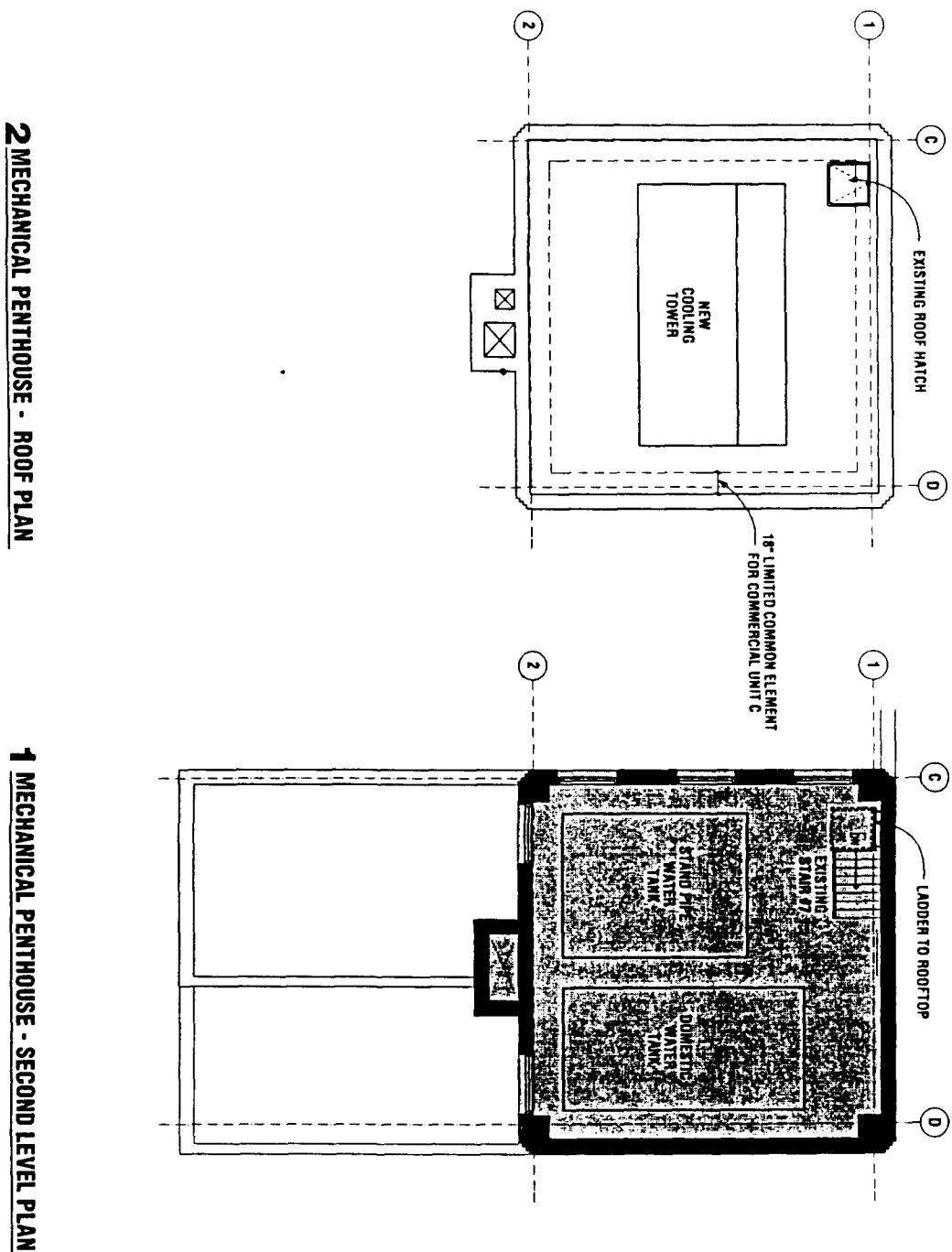
**PENTHOUSE  
FLOOR PLAN**

**AG-13**

drawing number



246



1 MECHANICAL PENTHOUSE - SECOND LEVEL PLAN

2 MECHANICAL PENTHOUSE - ROOF PLAN

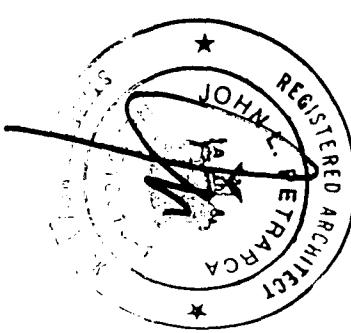
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APPROXIMATE DIMENSIONS OF THE UNITS TO BE BUILT.

UNIT AREAS:

MECHANICAL AREA	770sf
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seal  
Revised April 27, 1999  
date

PENTHOUSE  
FLOOR AND ROOF PLANS

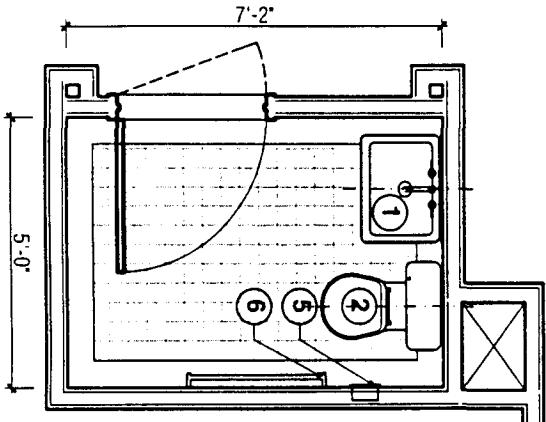
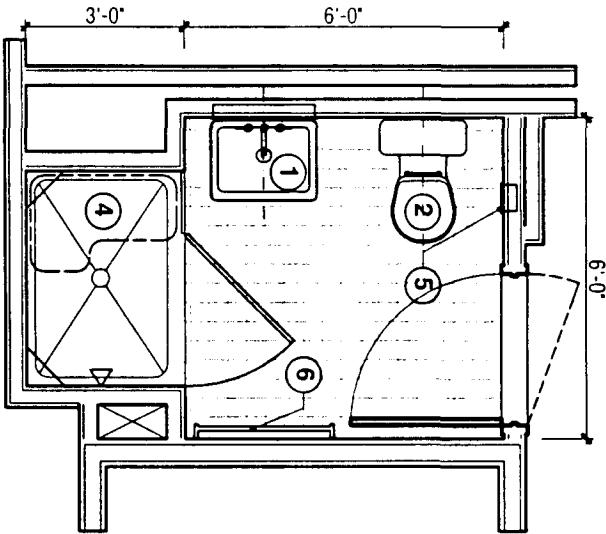
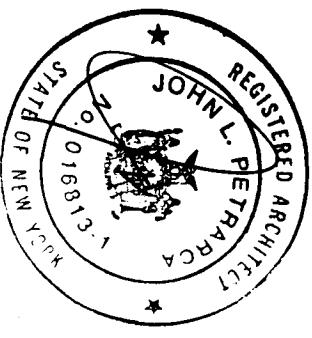
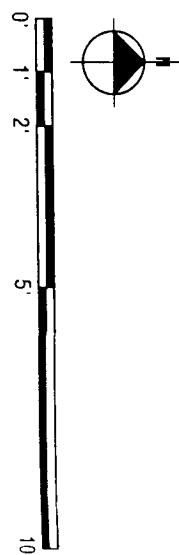
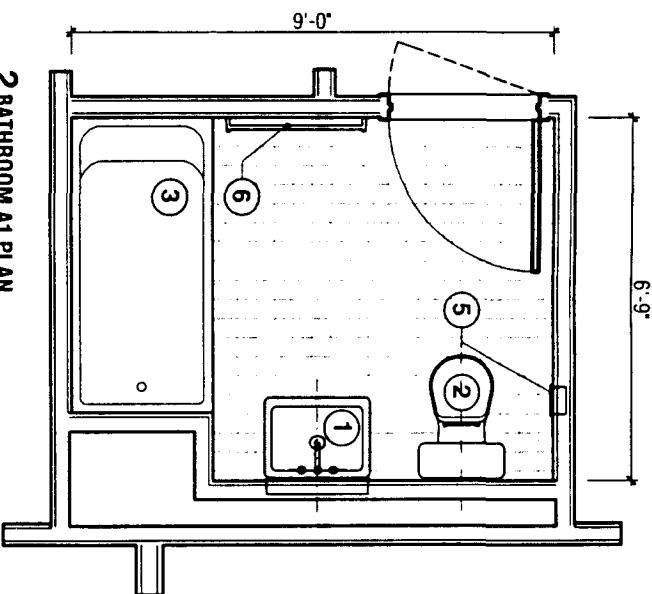
drawing title

AG-14

drawing number



247

**1 POWDER ROOM PLAN****3 BATHROOM A2 PLAN****2 BATHROOM A1 PLAN**

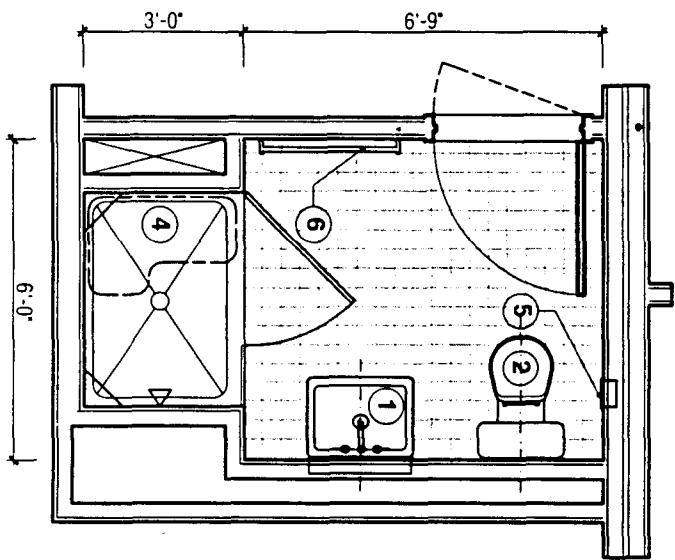
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ARCHITECT'S CERTIFICATION  
STATE OF NEW YORK  
COUNTY OF NEW YORK

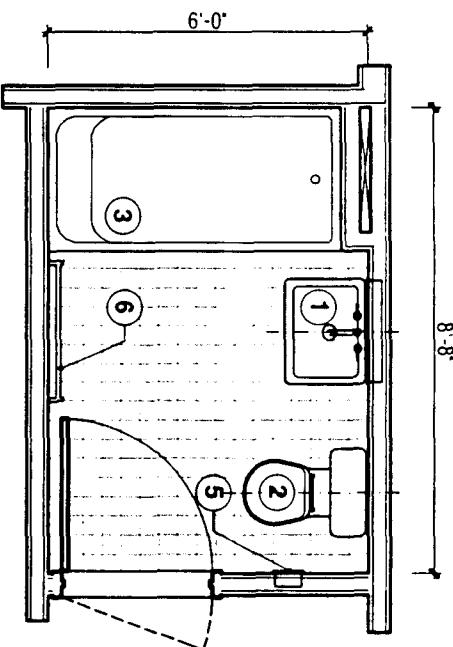
date  
March 1, 1999  
drawing title  
**BATHROOMS A1, A2 & POWDER ROOM**  
FLOORS 11-16  
drawing number  
**AG-15**

248

1 BATHROOM B1 PLAN



2 BATHROOM B2 PLAN

**FIXTURES**

1. PEDESTAL SINK
2. WATER CLOSET
3. TUB
4. GLASS ENCLOSED SHOWER

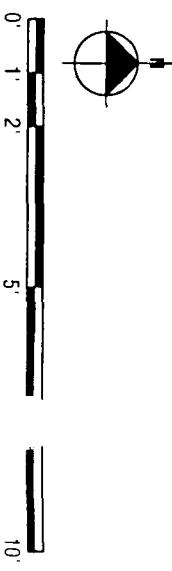
**ACCESSORIES**

5. PAPER HOLDER
6. TOWEL BAR
7. RECESSED MEDICINE CABINET
8. ROBE HOOK
9. WALL-HUNG MIRROR
10. TUMBLER HOLDER
11. GLASS SHELF
12. TOWEL RING

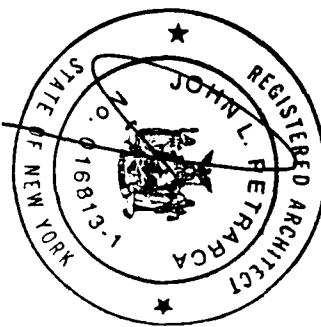
**THE  
FRANKLIN  
TOWER**  
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COUNTY OF NEW YORK

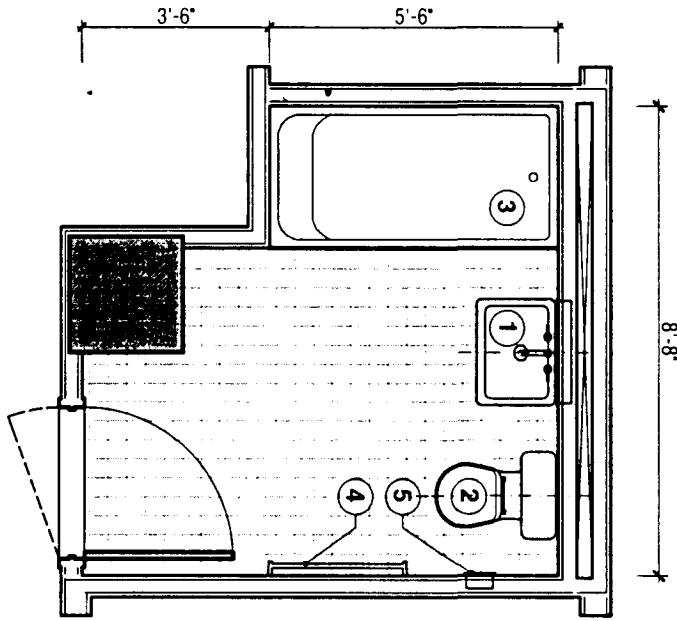
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March 1, 1999  
date  
drawing title  
**BATHROOMS B1, B2**  
FLOORS 2-10  
SOUTH UNIT  
drawing number  
**AG-16**



249

**1 BATHROOM C PLAN****FIXTURES**

1. PEDESTAL SINK
2. WATER CLOSET
3. TUB

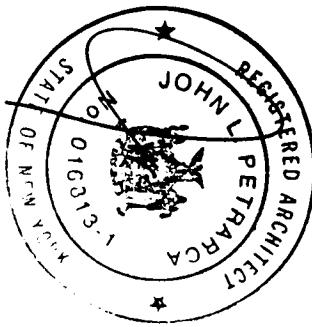
  

4. RECESSED MEDICINE CABINET
5. PAPER HOLDER
6. TOWEL BAR
7. ROBE HOOK
8. WALL-HUNG MIRROR
9. GLASS SHELF
10. TOWEL RING

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**ARCHITECT'S CERTIFICATION****STATE OF NEW YORK****COUNTY OF NEW YORK**

**THE FRANKLIN TOWER**  
**90 FRANKLIN STREET, NEW YORK, NY 10013**



scale  
0' 1' 2' 5' 10'

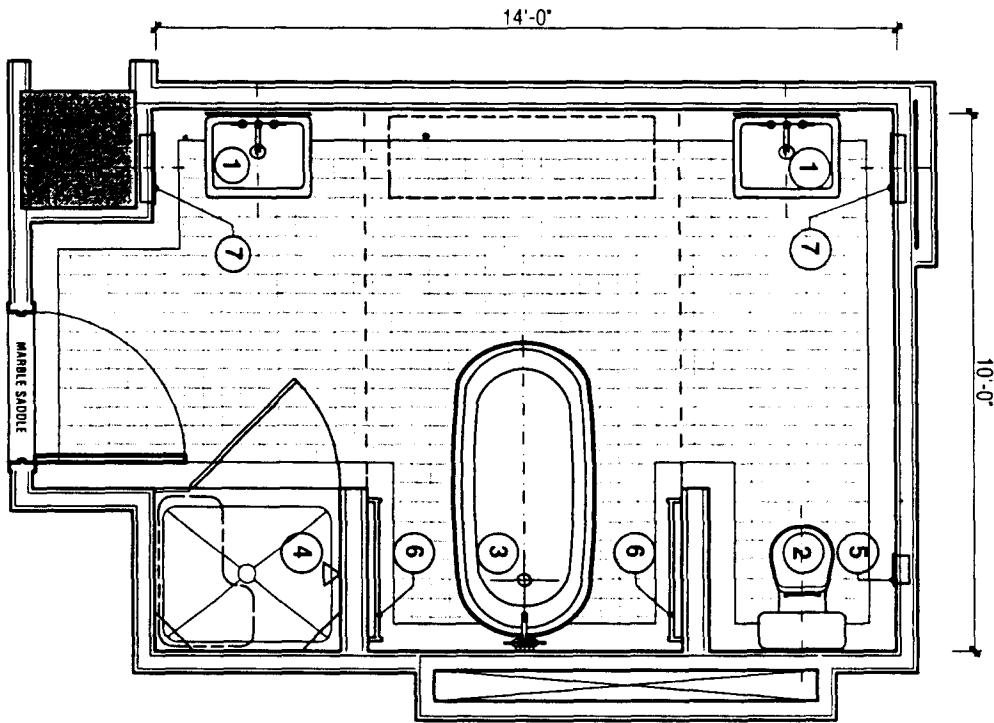
**BATHROOM C**  
**FLOORS 2-10**  
**NORTH UNIT**

drawing title

**AG-17**

drawing number

250



#### FIXTURES

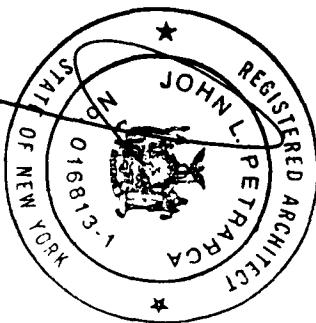
1. PEDESTAL SINK
2. WATER CLOSET
3. FREESTANDING TUB
4. GLASS ENCLOSED SHOWER
5. PAPER HOLDER
6. TOWEL BAR
7. RECESSED MEDICINE CABINET
8. ROBE HOOK
9. WALL-HUNG MIRROR
10. TUMBLER HOLDER
11. GLASS SHELF
12. TOWEL RING

#### ACCESSORIES

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90 FRANKLIN STREET, NEW YORK NY 10013

ARCHITECT'S CERTIFICATION  
STATE OF NEW YORK  
COUNTRY OF NEW YORK



seal  
March 1, 1999  
date  
**MASTER BATH A**  
FLOORS 11-16  
drawing title

**AG-18**

drawing number

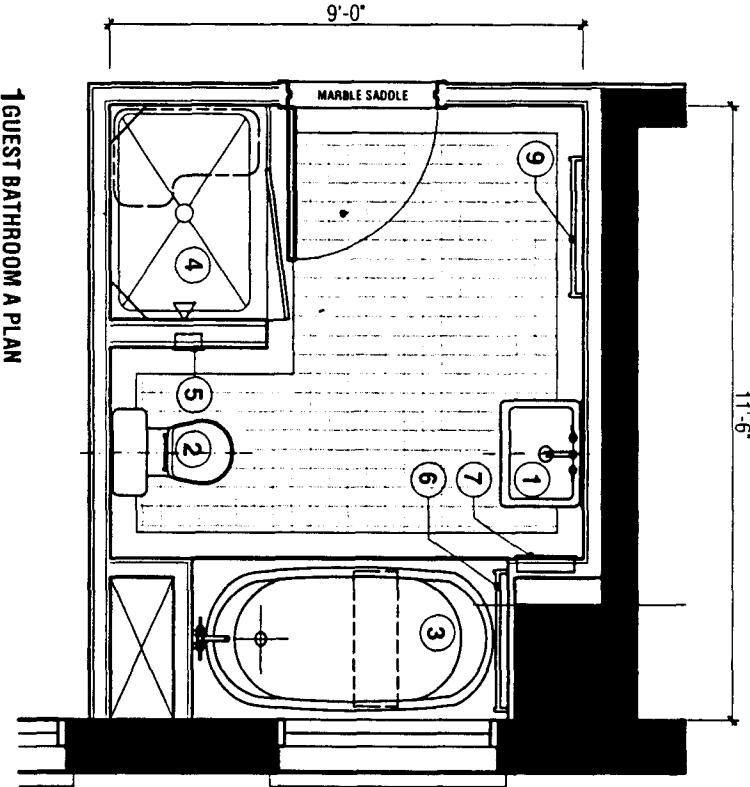


scale

5'

10'

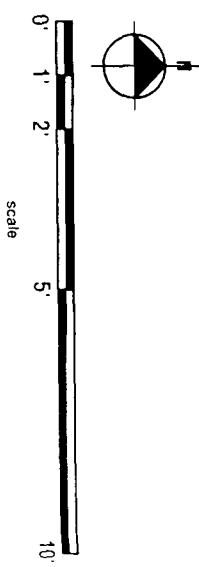
251



1 GUEST BATHROOM A PLAN

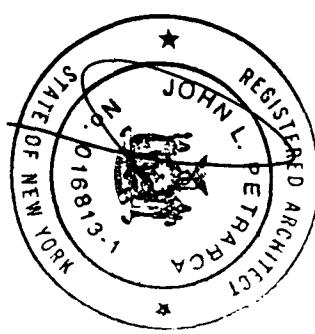
ACCESSORIES

- 1. PEDESTAL SINK
- 2. WATER CLOSET
- 3. TUB
- 4. GLASS ENCLOSED SHOWER
- 5. PAPER HOLDER
- 6. TOWEL BAR
- 7. RECESSED MEDICINE CABINET
- 8. ROBE HOOK
- 9. WALL-HUNG MIRROR
- 10. TUMBLER HOLDER
- 11. GLASS SHELF
- 12. TOWEL RING



**GUEST BATHROOM A**  
FLOORS 11-16  
drawing title  
**AG-19**  
drawing number

Seal  
March 1, 1999  
date

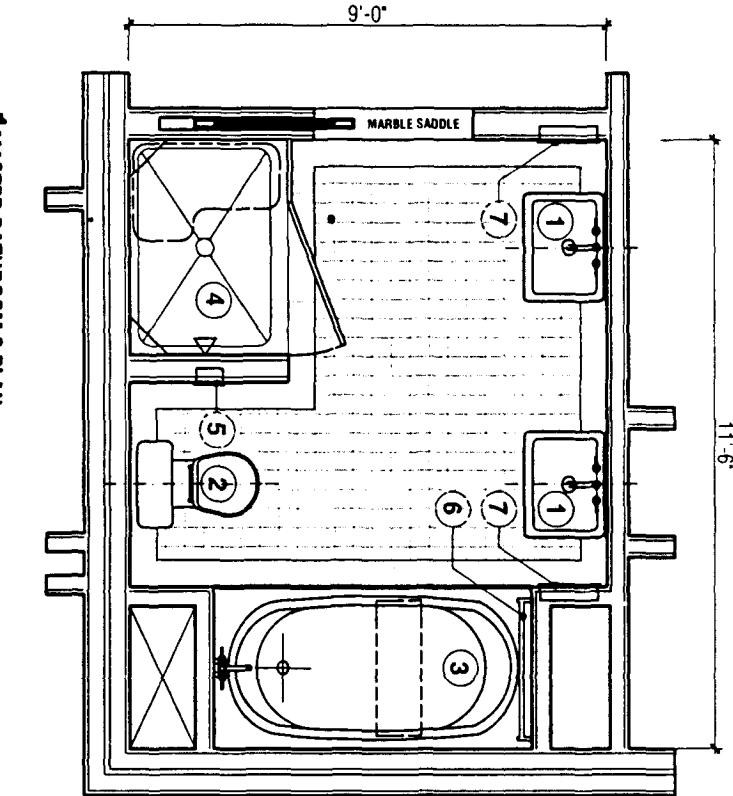


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STATE OF NEW YORK  
COUNTY OF NEW YORK

**THE  
FRANKLIN  
TOWER**  
90 FRANKLIN STREET, NEW YORK, NY 10013

252



1MASTER BATHROOM C PLAN

FIXTURES

1. PEDESTAL SINK
2. WATER CLOSET
3. TUB
4. GLASS ENCLOSED SHOWER

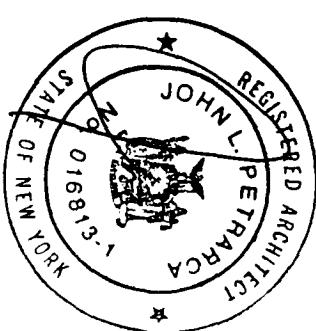
ACCESSORIES

5. PAPER HOLDER
6. TOWEL BAR
7. RECESSED MEDICINE CABINET
8. ROBE HOOK
9. WALL-HUNG MIRROR
10. TUMBLER HOLDER
11. GLASS SHELF
12. TOWEL RING

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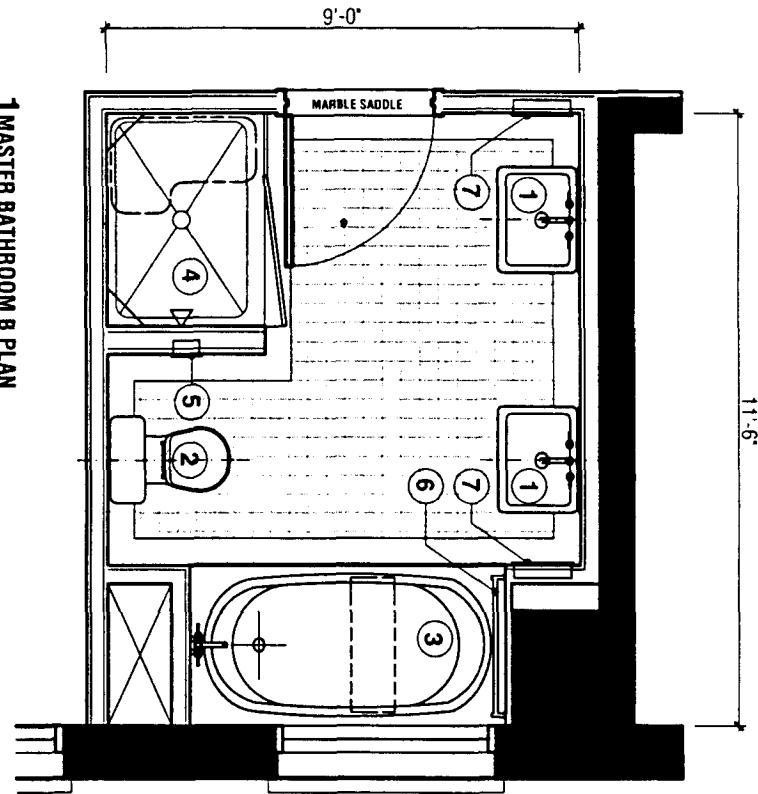
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COUNTRY OF NEW YORK

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**FRANKLIN**  
**TOWER**  
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MASTER BATH C  
FLOORS 2-10  
NORTH UNIT  
drawing title  
**AG-20**  
drawing number

253



1MASTER BATHROOM B PLAN

**FIXTURES**

1. PEDESTAL SINK
2. WATER CLOSET
3. TUB
4. GLASS ENCLOSED SHOWER

**ACCESSORIES**

5. PAPER HOLDER
6. TOWEL BAR
7. RECESSED MEDICINE CABINET
8. ROBE HOOK
9. WALL-HUNG MIRROR
10. TUMBLER HOLDER
11. GLASS SHELF
12. TOWEL RING

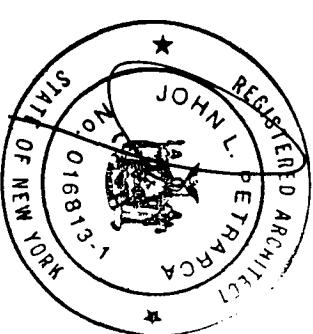
11'-6"

9'-0"

THE  
**FRANKLIN**  
TOWER  
90 FRANKLIN STREET NEW YORK, NY 10013

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scale

0'



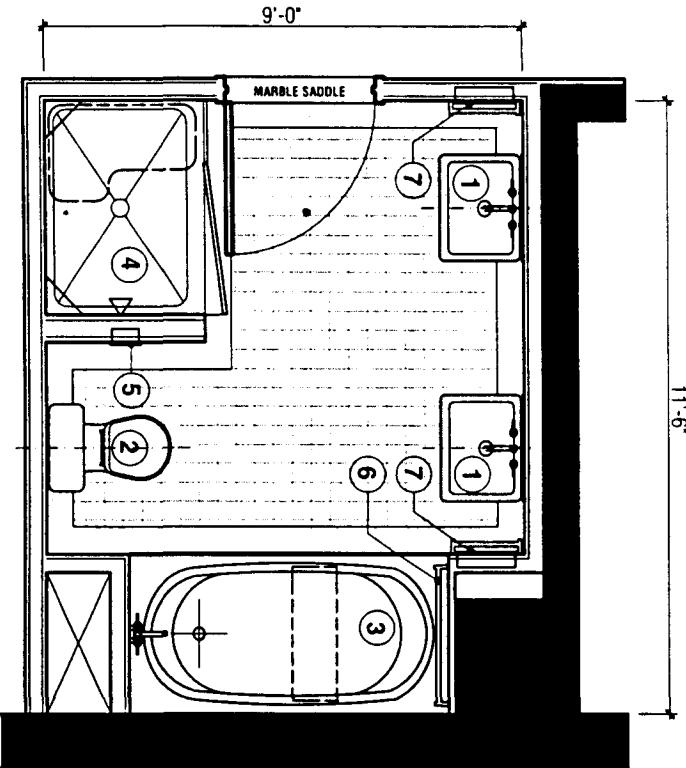
date  
March 1, 1999  
drawing title  
MASTER BATH B  
FLOORS 7-10  
SOUTH UNIT

AG-21

drawing number

254

**1 MASTER BATHROOM B PLAN**



11'-6"

9'-0"

**FIXTURES**

- 1. PEDESTAL SINK
- 2. WATER CLOSET
- 3. TUB
- 4. GLASS ENCLOSED SHOWER

**ACCESSORIES**

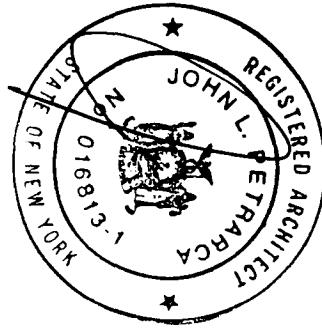
- 5. PAPER HOLDER
- 6. TOWEL BAR
- 7. RECESSED MEDICINE CABINET
- 8. ROBE HOOK
- 9. WALL-HUNG MIRROR
- 10. TUMBLER HOLDER
- 11. GLASS SHELF
- 12. TOWEL RING

**THE  
FRANKLIN  
TOWER**

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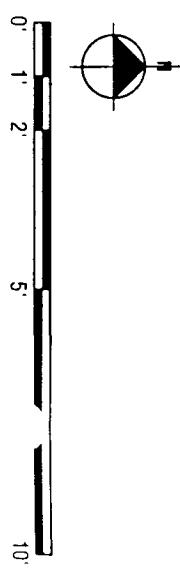
seal  
March 1, 1999  
date

**MASTER BATH B**  
**FLOORS 2-6**  
**SOUTH UNIT**

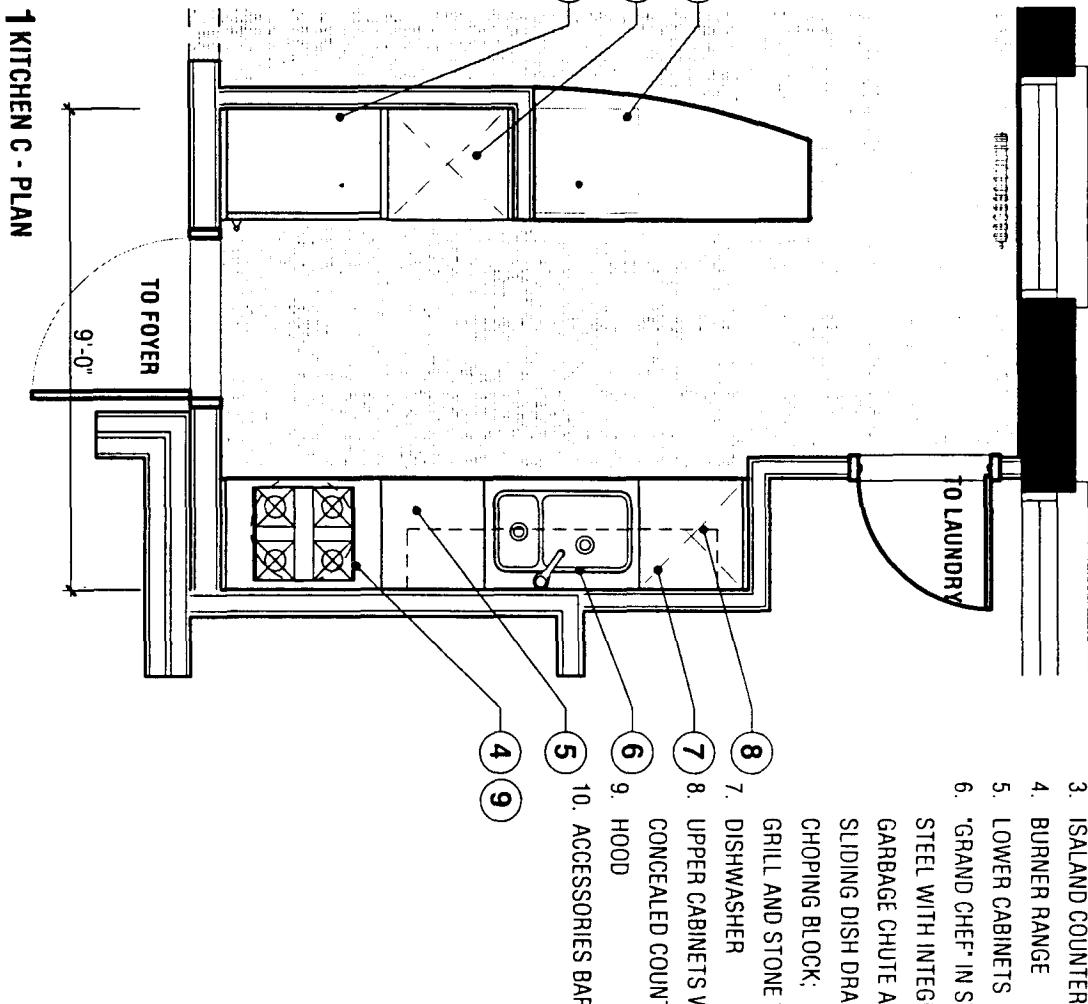
drawing title

**AG-22**

drawing number



255



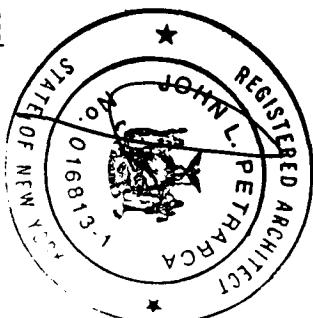
#### APPLIANCES & ACCESSORIES

1. REFRIGERATOR
2. OVEN
3. ISLAND COUNTER TOP
4. BURNER RANGE
5. LOWER CABINETS
6. 'GRAND CHEF' IN STAINLESS STEEL WITH INTEGRAL SINK;
7. DISHWASHER
8. UPPER CABINETS WITH CONCEALED COUNTER LIGHTS
9. HOOD
10. ACCESSORIES BAR

#### **THE FRANKLIN TOWER**

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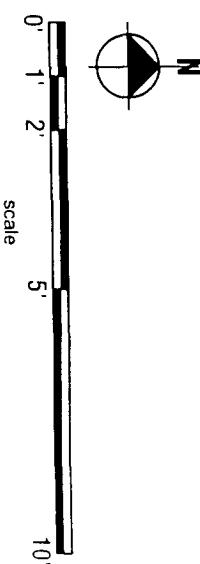
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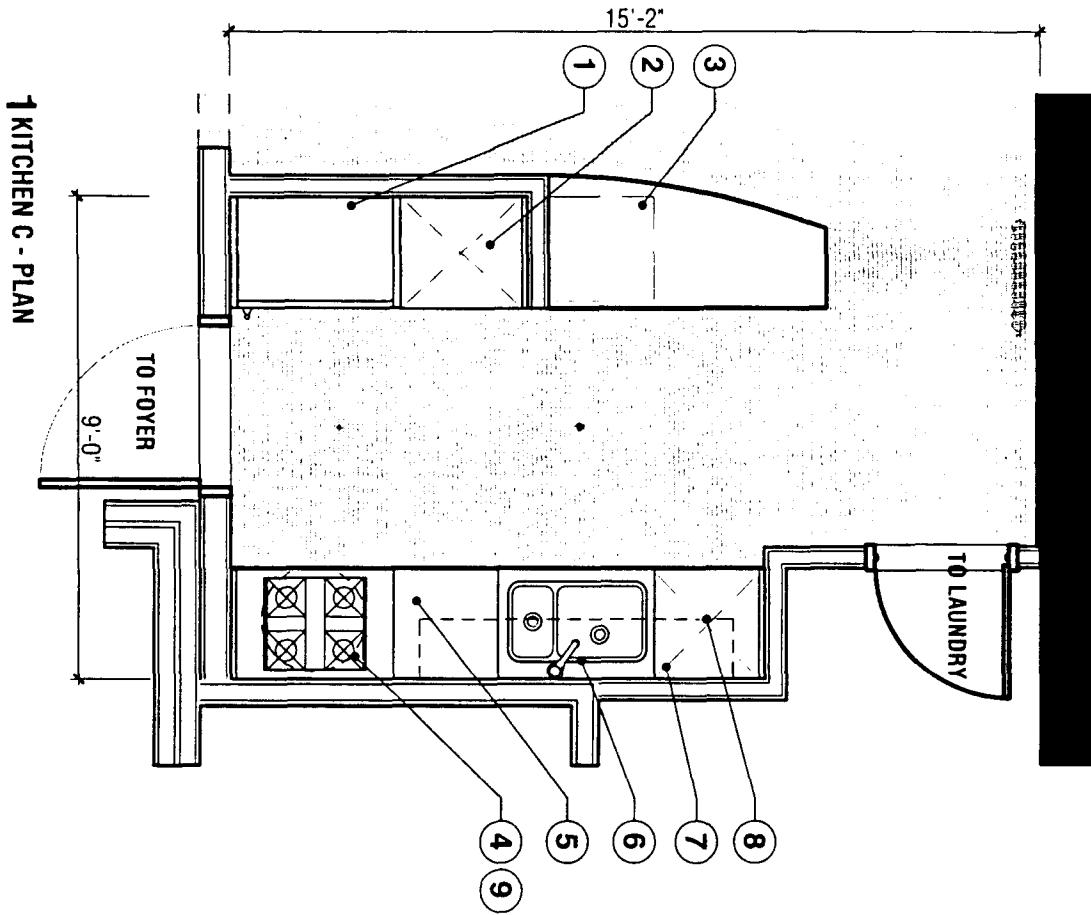
seal  
date  
March 1, 1999

KITCHEN C  
FLOORS 7-10  
NORTH UNIT

drawing title  
**AG-23**  
drawing number



256



**1 KITCHEN C - PLAN**

**APPLIANCES & ACCESSORIES**

1. REFRIGERATOR
2. OVEN
3. ISLAND COUNTER TOP
4. BURNER RANGE
5. LOWER CABNETS
6. 'GRAND CHEF' IN STAINLESS STEEL WITH INTEGRAL SINK, GARbage CHUTE AND BIN, SLIDING DISH DRAINER, CHOPPING BLOCK, GRILL AND STONE WARMER
7. DISHWASHER
8. UPPER CABNETS WITH CONCEALED COUNTER LIGHTS
9. HOOD
10. ACCESSORIES BAR

**THE  
FRANKLIN  
TOWER**

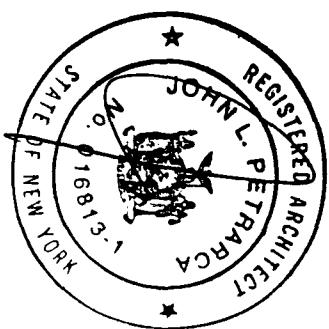
90 FRANKLIN STREET, NEW YORK, NY 10013

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scale

March 1, 1999

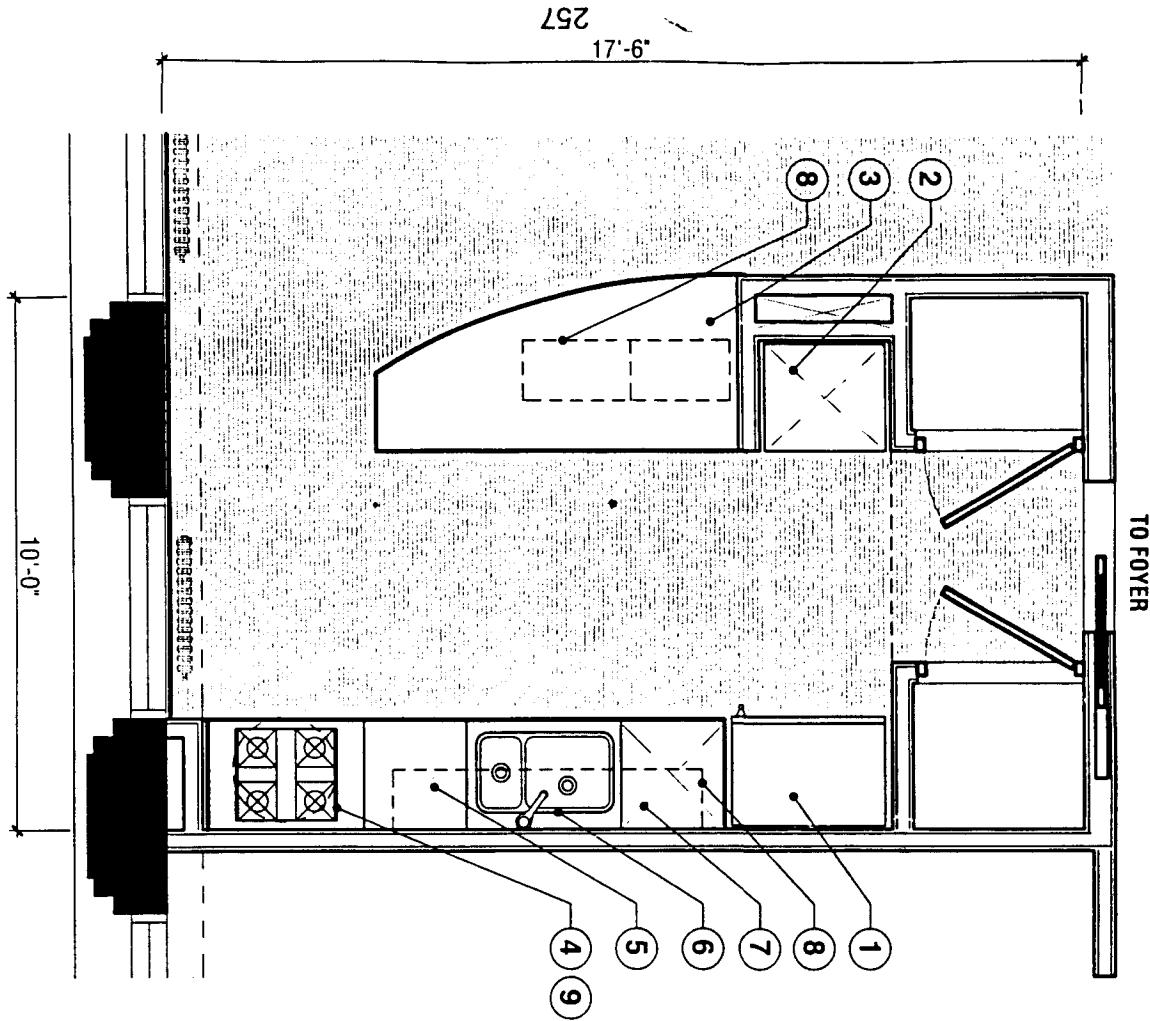
**KITCHEN C  
FLOORS 2-6  
NORTH UNIT**

drawing title

**AG-24**

drawing number

**1 KITCHEN B - PLAN**



**APPLIANCES & ACCESSORIES**

**THE FRANKLIN TOWER**  
90 FRANKLIN STREET, NEW YORK, NY 10013

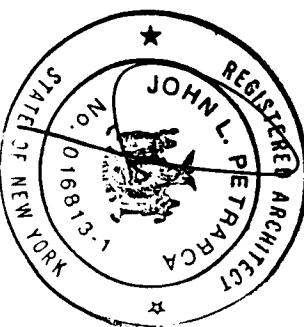
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1. REFRIGERATOR
2. OVEN
3. ISLAND COUNTER TOP
4. BURNER RANGE
5. LOWER CABINETS
6. 'GRAND CHEF' IN STAINLESS STEEL WITH INTEGRAL SINK;
7. GARBAGE CHUTE AND BIN;
8. SLIDING DISH DRAINER;
9. CHOPPING BLOCK;
10. GRILL AND STONE WARMER
11. DISHWASHER
12. UPPER CABINETS WITH CONCEALED COUNTER LIGHTS
13. HOOD
14. ACCESSORIES BAR

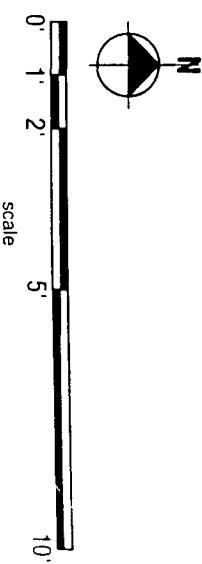


scale  
March 1, 1999  
date

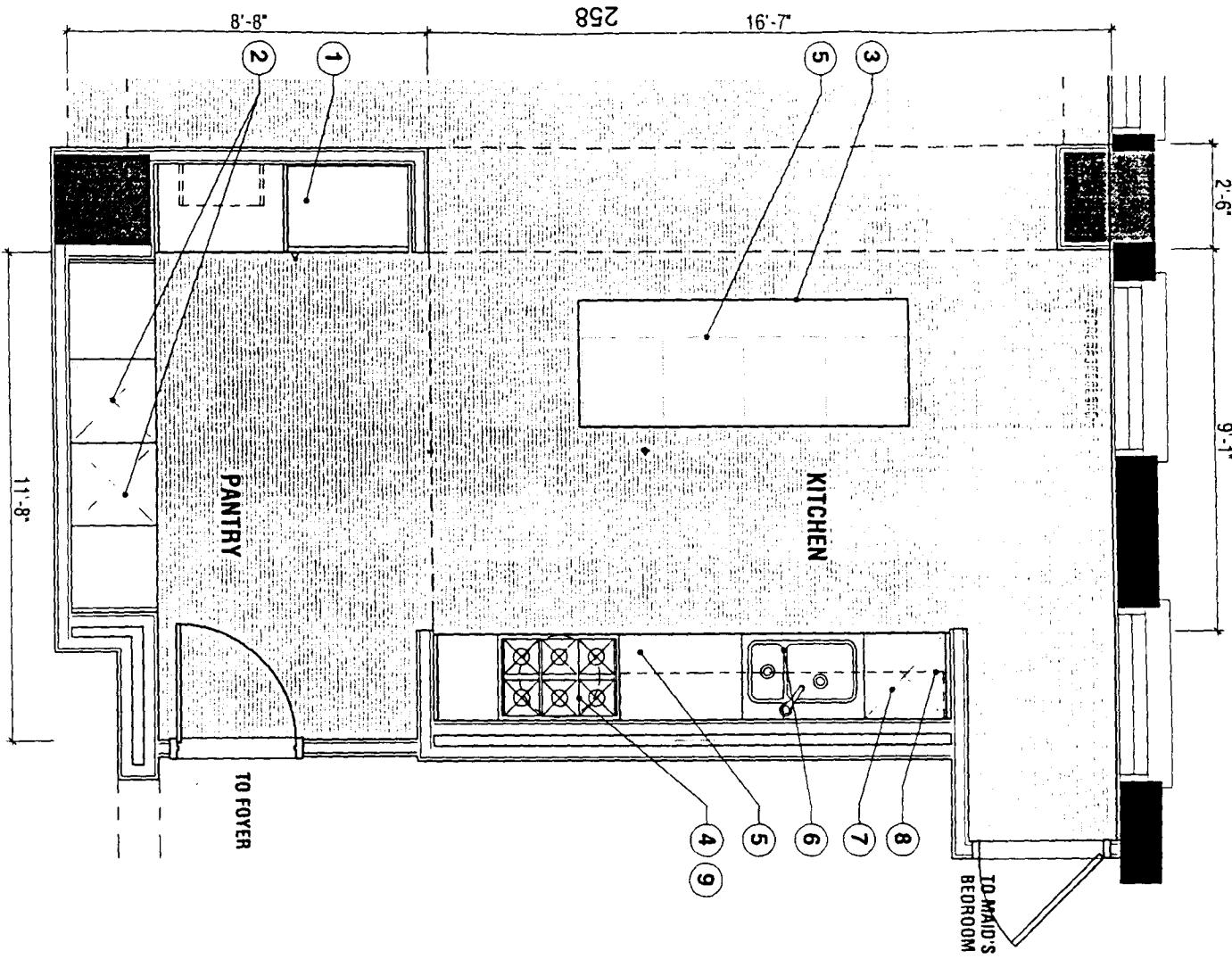
KITCHEN B  
FLOORS 2-10  
SOUTH UNIT

drawing title  
**AG-25**

drawing number



## KITCHEN A - PLAN

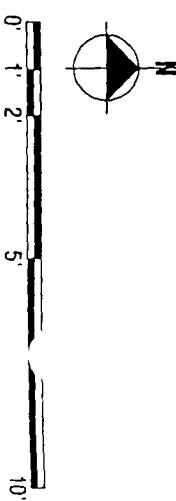
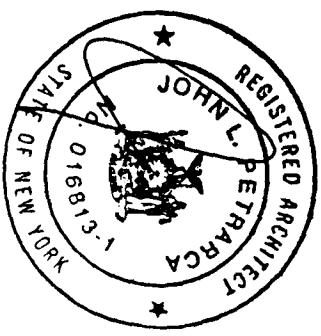


THE  
**FRANKLIN**  
TOWER

90 FRANKLIN STREET, NEW YORK, NY 10013

ARCHITECT'S CERTIFICATION  
STATE OF NEW YORK  
COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS PLAN IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION AND APPROXIMATE DIMENSIONS OF THE UNITS TO BE BUILT





**Technical Report:  
Periodic Inspection of  
Exterior Walls and Appurtenances**

February 21, 1995 - February 21, 1997

Please File 3 Copies

This Form Must Be Typewritten and Microfilmed with the Report

<b>Internal Use</b>	
<b>RECEIVED DEPARTMENT OF BUILDINGS</b>	
<b>NOV 6 1995</b>	

**CITY OF NEW YORK  
BOROUGH OF MANHATTAN**

**1 Filing Status**

<input checked="" type="checkbox"/> Initial Filing	<input type="checkbox"/> Amended filing Indicate initial filing date: / /
--	---

Was filing made for any previous cycles (yes/no)? If yes, indicate last filing date: 10 / 18 / 91

**2 Location**

Borough	Manhattan	Block	175	Lot(s)	10	BIN
House No(s).	271 GO	Street Name	Church Street	FRANKLIN ST.		
A.K.A. address(es) 90-94 Franklin Street						

**3 Applicant**

Last Name	Cohan	First Name	Stephen	M.I.	L.
Business Name	Stephen L. Cohan & Associates, Architects			Business Phone (212) 683-9404	
Address	1170 Broadway, suite 1115			City	New York ZIP 10001
P.E.	X	R.A.	Lic. No. 11222		

**4 Owner**

Last Name	271 Church St. Association	First Name	Mr. P. Dougherty	M.I. Agent	Title
Business Name	Helmsley-Noyes Co., Inc.			Business Phone (212) 693-4400	
Address	22 Courtlandt Street			City	New York ZIP 10007

**5 Building Characteristics**

Number of Stories	18 + bulkhead	Exterior Wall Type	Brick Solid
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**6 Prior Status**

Ongoing Maintenance Program	<input type="checkbox"/> Precautionary Conditions	<input type="checkbox"/> Unsafe Conditions
<input checked="" type="checkbox"/> Conformed with Code Requirements	Current Completion of Work Estimated to be %	Current Completion of Work Estimated to be %

**7 Current Field Report**

Critical Examination	Ongoing Maintenance Program
<input checked="" type="checkbox"/> All observed conditions conform to Code Requirements and applicable Rules, Regulations and Directives.	<input type="checkbox"/> All observed conditions conform to Code Requirements and applicable Rules, Regulations and Directives.
All observed conditions conform to Code Requirements and applicable Rules, Regulations and Directives except:	<input type="checkbox"/> All observed conditions conform to Code Requirements and applicable Rules, Regulations and Directives except for ongoing remedial work described below:
The precautionary work described in the report.	
The unsafe conditions described in the report and below:	

**8 Statements and Signatures**

I hereby state that the owner has authorized me to make this application. Furthermore, I hereby state that all statements are correct and complete to the best of my knowledge. A copy of this report has been given to the owner.

Falsification of any statement is a misdemeanor under Section 26-124 of the Administrative Code and is punishable by a fine or imprisonment, or both.

It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both.

Seal (P.E. or R.A.)



Applicant Name Stephen L. Cohan

Signature

Date  
4/27/95

SEE INSTRUCTIONS ON REVERSE SIDE



**Stephen L. Cohan & Associates**  
 BUILDING SYSTEM EVALUATIONS AND RELATED SERVICES  
 1170 Broadway, Suite 1115; New York, New York, 10001; Tel: 212-683-9404/05. Fax: 212-683-9586

**LOCAL LAW 10 OF 1980 COMPLIANCE FOR  
 EXTERIOR WALLS AND APPURTENANCES  
 EXAMINATION AND REPORT**

**FOR**

**FOURTH CYCLE FILING  
 IN ACCORDANCE WITH  
 THE NEW YORK CITY ADMINISTRATIVE  
 CODE; SECTION C27-129  
 FIRST THROUGH ROOF APPENDAGE (19TH) LEVEL**

RE: 271 CHURCH STREET OWNERS	BLOCK:	175
271 CHURCH STREET	LOT:	10
BOROUGH OF MANHATTAN	USE:	COMMERCIAL/ BUSINESS
NEW YORK, NEW YORK		

**OWNER'S AGENT:**

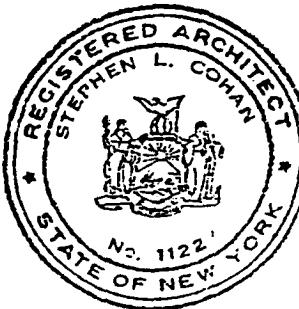
271 CHURCH STREET OWNERS ASSOCIATION  
 C/O HELMSEY-NOYES CO., INC.  
 22 COURTLANDT STREET  
 NEW YORK, NEW YORK 10007

ATTN: MR. P. DOUGHERTY

DATE: APRIL 13, 1995

FILING DATE: APRIL 27, 1995

SIGNED AND SEALED SLC



DATE 4/30/95

**SECTIONS:**

**PAGE NO.**

GLOSSARY.....LOCAL LAW 10 OF 1980 BUILDING DEPARTMENT LETTER	G - 1
SECTION I....BUILDING DESCRIPTION AND HISTORY	1 - 3
SECTION II...LOCAL LAW 10/80 METHODS AND STIPULATIONS	1 - 2
SECTION III..INTENT, OBSERVATION AND COMMENTARY	1 - 9
SECTION IV...REPORT CONCLUSION AND RECOMMENDATIONS	1 - 3
SECTION V....BUILDING DEPARTMENT FILING	1

and as herewith defined as follows:



# Stephen L. Cohan & Associates

BUILDING SYSTEM EVALUATIONS AND RELATED SERVICES  
1170 Broadway, Suite 1115; New York, New York, 10001; Tel: 212-683-9404/05. Fax: 212-683-9580

April 27, 1995

The City of New York  
Department of Buildings  
Manhattan Municipal Building  
New York, New York 10007

RE: Borough: Manhattan  
Block: 175  
Lot: 10  
Location: 271 Church Street  
New York, New York

To Whom It May Concern:

This office has examined the facades in accordance with the Fourth Cycle Filing requirements of Local Law 10 of 1980, Section C27-129.

The attached report, which represents the 1995-97 Fourth inspection cycle, indicates that there is no remedial work required at this time. The Owner had previously authorized that work be performed on the applicable facades. All required work was completed. The building facades generally conform to the criteria subject to Code requirements and applicable provisions of Local Law 10 of 1980 pursuant to C27-129, except as referenced in the report. The building is to be filed, as indicated in Section V, as In Compliance.

Very truly yours,

A handwritten signature in black ink, appearing to read "Stephen L. Cohan".

Stephen L. Cohan  
Building System Evaluation and Services

SLC/sps

att: Local Law 10/80 Fourth Cycle Report

cc: Helmsley-Noyes Co., Inc.  
Attn: Mr. P. Dougherty  
file



Signed and Sealed

A handwritten signature in black ink, appearing to read "Stephen L. Cohan".

Date 4/27/95

GLOSSARY - PAGE NO. 1



**Stephen L. Cohan & Associates**  
 BUILDING SYSTEM EVALUATIONS AND RELATED SERVICES  
 1170 Broadway, Suite 1115; New York, New York, 10001; Tel: 212-683-9404/05. Fax: 212-683-9580

**SECTION I: BUILDING INFORMATION AND DESCRIPTION**

**A. General Information:**

- 1. Location: Northeast corner of Church Street and Franklin Street
- 2. Occupiable Floors: 18 building levels plus 19th level roof, water tower, stair and elevator bulkhead
- 3. Roof and Appendages: tower, stair and elevator bulkhead

**B. Lot and Building Configuration:**

- 1. Lot Description: Approximately 90'x100'
- 2. Courtyards: None applicable to LL10/80 review
- 3. Building Shape: Rectangular grade through roof level
- 3. Facade Setbacks: None subject to LL10/80 review.

**C. Classification and Age:**

- 1. Construction: Steel frame with concrete encasement and floor slab
- 2. Occupancy Use: Commercial/Business
- 3. Classification: Class A (I) Fireproof Construction
- 4. Age: Approximately 60 years of age

**D. Applicable Facade and Areas:**

- 1. North Facade: Partial width, 6th through roof (19th) level
- 2. South Facade: Full width, grade through roof (19th) level
- 3. East Facade: Partial width, 9th through roof (19th) level
- 4. West Facade: Full width, grade through roof (19th) level

**E. Applicable Facade Construction:**

- 1. Cut Stone Facade: South and west facades, 1st through 3rd level sill line.
- 2. Cut Stone Projections: None
- 3. Cut Stone Ornamentation: West facade, 1st and 2nd level entrance "frames" window sills all locations
- 4. Cut Stone Copings: North, south, east and west applicable facades
- 5. Masonry (Sepia/Ochre) Brick Facade: North facade, 6th level "floor" line

6. Masonry Ornamentation: East facade, 9th floor level through 19th (roof) level parapet. South and west facades, 3rd level through 15th level, center line fenestration and assorted areas, 18th level lintel line and 19th level (roof) parapet replacement.

F. Exterior Appurtenances:

1. Parapets:	Metal flashings, cast/cut stone copings, masonry and masonry ornamentation
2. Windows:	Wood or metal replacements
3. Air Conditioning: Units or Grills:	Cast/cut light colored stone
4. Metal Canopies:	None
5. Terraces and Setbacks:	None, except (19th) level water tower and stair bulkhead level
6. Water Tower and Bulkheads:	19th through 22nd level parapet.
7. Miscellaneous:	Assorted window or balcony guards, railings, screens, etc..

G. Previous Compliance Filing:

1. Status:	On Going Maintenance
2. Date:	September 30, 1991
3. Professional of Record:	Stephen L. Cohan & Associates, Architects
4. Address:	15 East 26th Street, Suite 1607, NY NY 10010
5. Telephone No.:	212-683-9405
6. Third Cycle Documentation:	Attached